NOTICE OF MEETING  
CITY OF PACIFIC GROVE  
HISTORIC RESOURCES COMMITTEE  
REGULAR MEETING AGENDA  
Wednesday, May 27, 2020, 3:00 P.M.  
Council Chamber – City Hall – 300 Forest Avenue, Pacific Grove, CA  
THIS MEETING WILL BE HELD VIRTUALLY AND IS COMPLIANT WITH THE GOVERNOR’S EXECUTIVE ORDERS N-25-20 AND N-29-20, ALLOWING FOR A DEVIATION OF TELECONFERENCE RULES REQUIRED BY THE BROWN ACT.  

Join the Zoom Meeting to participate live at:  
https://us02web.zoom.us/j/82787192889  
To participate telephonically, call any number below:  
+1 669 900 9128  
877 853 5247 (Toll Free)  
888 788 0099 (Toll Free)  

Webinar Meeting ID: 827 8719 2889  
Help Line 831-648-3128  

AGENDA  

CALL TO ORDER  

1. APPROVAL OF AGENDA  

2. COMMISSION AND STAFF ANNOUNCEMENTS (City-Related Items Only)  

3. COUNCIL LIAISON ANNOUNCEMENTS  

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

The Consent Agenda deals with routine and non-controversial matters, and may include action on resolutions, ordinances, or other public hearings for which testimony is not anticipated. The vote on the Consent Agenda shall apply to each item that has not been removed. Any member of the Planning Commission, staff, or the public may remove an item from the Consent Agenda for individual consideration. When items are pulled for discussion, they will be automatically placed at the end of their respective section within the Regular Agenda. One motion shall be made to adopt all non-removed items on the Consent Agenda. Items pulled from this section will be placed under The Consent Agenda deals with routine and non-controversial matters, and may include action on resolutions, ordinances, or other public hearings for which testimony is not anticipated. The vote on the Consent Agenda shall apply to each item that has not been removed. Any member of the Planning Commission, staff, or the public may remove an item from the Consent Agenda for individual consideration. When items are pulled for discussion, they will be automatically placed at the end of their respective section within the Regular Agenda. One motion shall be made to adopt all non-removed items on the Consent Agenda. Items pulled from this section will be placed under 6. Regular Agenda

5. Initial Historic Screening for 37 Companion Way.
   Reference: Alex Othon, Assistant Planner
   Recommended Action: Recommend HRC find this property ineligible for the Historic Resources Inventory.
   CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

6. Initial Historic Screening for 934 Fountain Ave.
   Reference: Alex Othon, Assistant Planner
   Recommended Action: Recommend HRC find this property ineligible for the Historic Resources Inventory.
   CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

7. Initial Historic Screening for 409 Sinex.
   Reference: Alex Othon, Assistant Planner
   Recommended Action: Recommend HRC find this property ineligible for the Historic Resources Inventory.
   CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

8. Initial Historic Screening for 42 Quarterdeck Wy.
   Reference: Alex Othon, Assistant Planner
   Recommended Action: Recommend HRC find this property ineligible for the Historic Resources Inventory.
   CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

   Reference: Alex Othon, Assistant Planner
   Recommended Action: Recommend the HRC find the property located at 380 Pine Avenue ineligible for the Historic Resources Inventory.
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

10. Initial Historic Screening for 955 Walnut.
   **Reference:** Alex Othon, Assistant Planner
   **Recommended Action:** Recommend HRC find this property ineligible for the Historic Resources Inventory.
   **CEQA:** Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

11. Adoption of HRC Resolution 20-03
   **Reference:** Alyson Hunter, Senior Planner
   **Recommended Action:** Adopt HRC Resolution 20-03 reflecting the actions of the Historic Resources Committee at it's February 26, 2020, meeting.
   **CEQA:** Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

12. Approval of February 26, 2020, Historic Resources Committee Meeting Minutes
   **Reference:** Alyson Hunter, Senior Planner
   **Recommended Action:** Adopt the draft February 26, 2020, minutes as presented.
   **CEQA:** Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

**REGULAR AGENDA**

13. Deletion of 864 Laurel Ave. from the City's Historic Resources Inventory (HRI).  **This item was continued from the February 26, 2020 meeting.**
   **Description:** Deletion of 864 Laurel Ave. from the City's Historic Resources Inventory (HRI).
   **Zone District/General Plan Designation:** R-1 / Medium Density Residential
   **Coastal Zone:** No
   **Archaeological Zone:** No
   **Historic Resources Inventory:** Yes
   **Area of Special Biological Significance:** Yes
   **CEQA:** Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378
   **Recommended Action:** Delete 864 Laurel Ave. from the City's Historic Resources Inventory (HRI) due to lost historic integrity.
   **Reference:** Alyson Hunter, Senior Planner

14. Deletion of 219 Bentley St. from the City's Historic Resources Inventory (HRI).  **This item was continued from the February 26, 2020 meeting.**
   **Description:** Deletion of 219 Bentley St. from the City's Historic Resources Inventory (HRI).
   **Zone District/General Plan Designation:** R-1 / Medium Density Residential
   **Coastal Zone:** No
Archaeological Zone: No
Historic Resources Inventory: Yes
Area of Special Biological Significance: Yes
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378
Recommended Action: Delete 219 Bentley St. from the City's Historic Resources Inventory (HRI) due to loss of historic integrity.
Reference: Alyson Hunter, Senior Planner

15. Historic Determination to Remove 212 4th St. from the Historic Resources Inventory
Reference: Alyson Hunter, Senior Planner
Recommended Action: Remove the property from the Historic Resources Inventory due to loss of historic significance and/or historic integrity.
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

16. An Architectural Permit for 135 18th Street.
Description: An Architectural Permit to allow the demolition of an existing 51 sf bathroom at the rear of an existing single-family residence to be replaced with a 45 sf bathroom. The property is listed on the City of Pacific Grove's Historic Resources Inventory.
Zone District/General Plan Designation: Pacific Grove Retreat (R-3-PGR) / High Density Residential (19.8 du/acre)
Coastal Zone: Yes
Archaeological Zone: No
Historic Resources Inventory: Yes
Area of Special Biological Significance: Yes
CEQA: Categorical Exemption, CEQA Guidelines 15331, Historical Resources Restoration/Rehabilitation
Recommended Action: Staff recommends that the Historic Resources Committee approve Architectural Permit 20-0062 subject to findings, conditions of approval, and Classes 1 and 31 CEQA Categorical Exemptions.
Reference: Alex Othon, Assistant Planner

17. Deletion of 138 9th St. from the City's Historic Resources Inventory (HRI)
Description: Deletion of 138 9th St. from the Historic Resources Inventory (HRI).
Zone District/General Plan Designation: R-3-PGR / High Density Residential
Coastal Zone: No
Archaeological Zone: No
Historic Resources Inventory: Yes
Area of Special Biological Significance: Yes
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378
Recommended Action: Delete the property from the Historic Resources Inventory (HRI) due to loss of historic integrity.
Reference: Alyson Hunter, Senior Planner

18. Deletion of 150 13th St. from the City's Historic Resources Inventory (HRI)
   Description: Deletion of 150 13th St. from the City's Historic Resources Inventory (HRI) due to loss of historic integrity.
   Zone District/General Plan Designation: R-3-PGR / High Density Residential
   Coastal Zone: No
   Archaeological Zone: No
   Historic Resources Inventory: Yes
   Area of Special Biological Significance: Yes
   CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378
   Recommended Action: Delete 150 13th St. from the City's Historic Resources Inventory (HRI) due to loss of historic integrity.
   Reference: Alyson Hunter, Senior Planner

19. Deletion of 308 14th St. from the Historic Resources Inventory (HRI).
   Description: Deletion of 308 14th St. from the Historic Resources Inventory (HRI) due to loss of historic integrity.
   Zone District/General Plan Designation: R-2 / High Density Residential
   Coastal Zone: No
   Archaeological Zone: No
   Historic Resources Inventory: Yes
   Area of Special Biological Significance: Yes
   CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378
   Recommended Action: Delete 308 14th St. from the Historic Resources Inventory (HRI) due to loss of historic integrity.
   Reference: Alyson Hunter, Senior Planner

20. Deletion of 511 18 St. from the City's Historic Resources Inventory (HRI) due to loss of integrity.
    Description: Deletion of 511 18 St. from the City's Historic Resources Inventory (HRI) due to loss of integrity.
    Zone District/General Plan Designation: R-1 / Low Density Residential
    Coastal Zone: No
    Archaeological Zone: No
    Historic Resources Inventory: Yes
    Area of Special Biological Significance: Yes
    CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378
    Recommended Action: Delete 511 18 St. from the City's Historic Resources Inventory (HRI) due to loss of integrity.
    Reference: Alyson Hunter, Senior Planner
21. Deletion of 244 Central Ave. from the City's Historic Resources Inventory (HRI).

**Description:** Deletion of 244 Central Ave. from the City's Historic Resources Inventory (HRI) due to loss of historic integrity.

**Zone District/General Plan Designation:** R-3-PGR / High Density Residential

**Coastal Zone:** Yes

**Archaeological Zone:** Yes

**Historic Resources Inventory:** Yes

**Area of Special Biological Significance:** Yes

**CEQA:** Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

**Recommended Action:** Delete 244 Central Ave. from the City's Historic Resources Inventory (HRI) due to loss of integrity.

**Reference:** Alyson Hunter, Senior Planner

22. Deletion of 217 Forest Ave. from the City's Historic Resources Inventory (HRI).

**Description:** Deletion of 217 Forest Ave. from the City's Historic Resources Inventory (HRI) due to lost integrity.

**Zone District/General Plan Designation:** C-D / Downtown Commercial

**Coastal Zone:** No

**Archaeological Zone:** No

**Historic Resources Inventory:** Yes

**Area of Special Biological Significance:** Yes

**CEQA:** Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

**Recommended Action:** Delete 217 Forest Ave. from the City's Historic Resources Inventory (HRI) due to loss of historic integrity.

**Reference:** Alyson Hunter, Senior Planner

23. Deletion of 601 Fountain Ave. from the City's Historic Resources Inventory (HRI).

**Description:** Deletion of 601 Fountain Ave. from the City's Historic Resources Inventory (HRI) due to loss of historic integrity.

**Zone District/General Plan Designation:** R-4 / High Density Residential

**Coastal Zone:** No

**Archaeological Zone:** No

**Historic Resources Inventory:** Yes

**Area of Special Biological Significance:** Yes

**CEQA:** Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

**Recommended Action:** Delete 601 Fountain Ave. from the City's Historic Resources Inventory (HRI) due to loss of historic integrity.

**Reference:** Alyson Hunter, Senior Planner

24. Deletion of 182 Laurel Ave. from the City's Historic Resources Inventory (HRI).
Description: Deletion of 182 Laurel Ave. from the City's Historic Resources Inventory (HRI) due to loss of historic integrity.

Zone District/General Plan Designation: R-2 / High Density Residential

Coastal Zone: No
Archaeological Zone: No
Historic Resources Inventory: Yes
Area of Special Biological Significance: Yes

CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

Recommended Action: Delete 182 Laurel Ave. from the City's Historic Resources Inventory (HRI) due to loss of historic integrity.

Reference: Alyson Hunter, Senior Planner

25. Deletion of 147 Monterey Ave. from the City's Historic Resources Inventory (HRI).
Description: Deletion of 147 Monterey Ave. from the City's Historic Resources Inventory (HRI).

Zone District/General Plan Designation: R-3-PGR / High Density Residential

Coastal Zone: No
Archaeological Zone: No
Historic Resources Inventory: Yes
Area of Special Biological Significance: Yes

CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

Recommended Action: Delete 147 Monterey Ave. from the City's Historic Resources Inventory (HRI) due to lack of historic significance.

Reference: Alyson Hunter, Senior Planner

26. Deletion of 420 Sinex Ave. from the City's Historic Resources Inventory (HRI).
Description: Deletion of 420 Sinex Ave. from the City's Historic Resources Inventory (HRI).

Zone District/General Plan Designation: R-1 / Medium Density Residential

Coastal Zone: No
Archaeological Zone: No
Historic Resources Inventory: Yes
Area of Special Biological Significance: Yes

CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

Recommended Action: Delete 420 Sinex Ave. from the City's Historic Resources Inventory (HRI) as a result of lost historic integrity.

Reference: Alyson Hunter, Senior Planner

27. Adoption of Resolution 20-04

Reference: Alyson Hunter, Senior Planner

Recommended Action: Adopt Resolution 20-04 reflecting the Historic Resources Committee's action on May 27, 2020.
28. **DISCUSSION ITEM(S)**

A. Presentation on the Secretary of the Interior's Standards

**Reference:** Alyson Hunter, Senior Planner

**Recommended Action:** Receive a brief presentation on the Secretary of the Interior's Standards.

**CEQA:** Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

**Next Meeting – To be determined**

**ADJOURNMENT**

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**NOTICE OF ADA COMPLIANCE:** Pursuant to Title II of the Americans with Disabilities Act (Codified At 42 United States Code Section 12101 and 28 Code of Federal Regulations Part 35), and Section 504 of the Rehabilitation Act of 1973, the City of Pacific Grove does not discriminate on the basis of race, color, religion, national origin, ancestry, sex, disability, age or sexual orientation in the provision of any services, programs, or activities. The City of Pacific Grove does not discriminate against persons with disabilities. City Hall is an accessible facility. A limited number of assisted listening devices will be available at this meeting. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format.
TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alex Othon, Assistant Planner
MEETING DATE: 05/27/2020
SUBJECT: Initial Historic Screening for 37 Companion Way.
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION
Recommend HRC find this property ineligible for the Historic Resources Inventory.

The record provided indicates the property does not have historic significance or integrity and is not eligible for the Historic Resources Inventory.

Attachments

37 Companion Wy IHS Packet
Address: 37 Companion Way
Owner: MJ Decker

APN: 006-042-001
Applicant: MJ Decker

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the March 25, 2020 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

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

☐ Determination of ineligibility cannot be made.

HRC Comments:

Claudia Sawyer, HRC Chair

Date

COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

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

☐ Made a determination of ineligibility, which will remain in effect for 10 years from the date of approval.

☐ Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment is required.

Anastazia Aziz, AICP, Director

Date
CITY OF PACIFIC GROVE
Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd
Permit Application

Application # 4HS 00-011
Date: 19 Feb 2020
Total Fees: $452.00

Project Address: 39 Companum Way P6, APN: 006-042-001-000
Project Description: Remodel & addition to second floor

Will the project create, add, or replace impervious surface? □ Yes □ No
Will the project impact any tree(s) on site? □ Yes □ No

Applicant
Name: HJ Decker
Phone: 772-708-5991
Email: hjt7979@tel.com
Mailing Address: 635 Nonstad St
        Boulder, CO 80304

Owner
Name: 
Phone: 
Email: 
Mailing Address: 

Permit Request:
□ CRD: Counter Determination
□ AP: Architectural Permit
□ AAP: Administrative AP
□ ADC: Arch Design Change
□ ASP: Admin Sign Permit
□ SP: Sign Permit
□ UP: Use Permit
□ AUP: Administrative UP
□ ADU: Acc. Dwelling Unit
□ LLA: Lot Line Adjustment
□ HSP: Historic Screening Permit
□ HPP: Historic Preservation
□ A: Appeal
□ TPD: Tree Permit W/ Dev't
□ EIR: Environmental Impact
□ VAR: Variance
□ MMP: Mitigation Monitoring
□ Stormwater Permit
□ Other: 
□ Other: 

CEQA Determination:
□ Exempt
□ Initial Study & Mitigated Negative Declaration
□ Environmental Impact Report
Review Authority:
□ Staff
□ ZA
□ SPRC
□ ARB
□ HRC
□ PC
□ CC
□ 
Active Permits:
□ Active Planning Permit
□ Active Building Permit
□ Active Code Violation Permit 

Overlay Zones:
□ Butterfly Zone
□ Coastal Zone
□ Area of Special Biological Significance (ASBS)
□ Environmentally Sensitive Habitat Area (ESHWA)

Property Information
Lot: 
Block: 274
ZC: R-1-H
GP: 
Tract: PG Beach Resub
Lot Size: 6,539

□ Historic Resources Inventory
Yes Archaeologically Sensitive Area

Staff Use Only:
Received by: 
Assigned to: AD

RECEIVED
FEB 19 2020
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT
INDEMNIFICATION CONDITION

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

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

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

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

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

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

Applicant Signature: ___________________________ Date: ____________

Owner Signature (Required): _______________________ Date: 19-FEB-2020
Initial Historic Screening Report

Address: 37 Companion Wy
APN: 0006-042-001
Block: 274
Lot: 1

Community Development Department Data:

Assessors Maps: Yes  Historic Files: No
1928 Block Files: Yes  Assessment Files by APN: Yes
Alpha by Owner: Yes  1947-1967 Building Permit Register: Yes

Building Permit History:

<table>
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<tr>
<th>Permit No.</th>
<th>Permit Date:</th>
<th>Scope of Work:</th>
<th>Owner:</th>
<th>Builder:</th>
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<tbody>
<tr>
<td>1733</td>
<td>January 16, 1958</td>
<td>New SFD</td>
<td>Smeya</td>
<td>Sell Construction Co</td>
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<tr>
<td>2575</td>
<td>March 17, 1961</td>
<td>New siding</td>
<td>Hodges</td>
<td>F. E. Elliot</td>
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<tr>
<td>2874</td>
<td>May 1, 1962</td>
<td>Hat House</td>
<td>Hodges</td>
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Miscellaneous Information:

Board & Batten Index: No  Tuttle Photo Collection: No
Polk Directories (1926 – 1988): No  Library Photo Collection: No

Respectfully submitted,

Alex Othon, Assistant Planner
<table>
<thead>
<tr>
<th>LOT NO.</th>
<th>NAME OF OWNER</th>
<th>APPRAISED 1928</th>
<th>ASSESSED 1928-1929</th>
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<td>1</td>
<td>Gertrude K Fletcher</td>
<td>1260</td>
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</tr>
<tr>
<td>DATE</td>
<td>OWNER</td>
<td>ADDRESS</td>
<td></td>
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<td>D M P Co.</td>
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<td>12/22/49</td>
<td>Stephen V. &amp; Belle Carey</td>
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<tr>
<td>10/3/57</td>
<td>Ben M. &amp; Carol M. Dable</td>
<td></td>
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</tr>
<tr>
<td>4/1/58</td>
<td>Ernest A. &amp; Wilhelmina Smeya</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Laura M. Hodges</td>
<td></td>
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</tr>
</tbody>
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### CITY OF PACIFIC GROVE
#### Building Permit

**ISSUED PURSUANT TO THE BUILDING AND ZONING ORDINANCE OF THE MUNICIPAL CODE**

<table>
<thead>
<tr>
<th>Location</th>
<th>37 Compassion Way</th>
</tr>
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<tbody>
<tr>
<td>Lot</td>
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<tr>
<td>Block</td>
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<td>Tract</td>
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<tr>
<td>Nature of Improvement</td>
<td>Hut House</td>
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<td>Zone</td>
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<td>No. Rooms</td>
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<td>Dimensions</td>
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<td>Set Back—Front Street</td>
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<tr>
<td></td>
<td>Side Street</td>
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<tr>
<td></td>
<td>Side Yards</td>
</tr>
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<td>No. Stories</td>
<td>Floors</td>
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<tr>
<td>Walls</td>
<td>Chimneys</td>
</tr>
<tr>
<td>Outside Finish</td>
<td>Toilets</td>
</tr>
<tr>
<td>Inside Finish</td>
<td>Remarks</td>
</tr>
</tbody>
</table>

This Permit is granted upon the condition that the undersigned owner or builder agrees to comply with all State and Local Laws and Ordinances covering the location, construction and use of buildings.

This Permit may be revoked upon violation of any of said provisions.

---

**Owner**: W. H. Hodges  
**Builder**:  
**Estimated Cost**: $1100  
**Date**: May 1962  
**Fee of**: $2.00  
**Paid**:  
**Building Inspector**:  
**NO**: 2874

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CITY OF PACIFIC GROVE

Building Permit

ISSUED PURSUANT TO THE BUILDING AND ZONING ORDINANCE OF THE MUNICIPAL CODE

Location: 37 - Companion Way

Lot: Block: Tract: 

Nature of Improvement: Siding

No. Rooms: Out Buildings: 

Dimensions: 

Set Back - Front Street: Existing Side Street: Side Yards: 

No. Stories: Floors: 

Foundation: Roof: 

Walls: Chimneys: 

Outside Finish: Stone

Inside Finish: 

Remarks: 

This Permit is granted upon the condition that the undersigned owner or builder agrees to comply with all State and Local Laws and Ordinances covering the location, construction and use of buildings.

This Permit may be revoked upon violation of any of said provisions.

Owner: R. C. Hodges

Builder: F. E. Elliott Co.

Estimated Cost $1,000 Date: March 17, 1961

Fee of $6.00 Paid 

Building Inspector: 

No. 2575
CITY OF PACIFIC GROVE

Building Permit

Issued pursuant to the Building and Zoning Ordinance of the Municipal Code.

Location: 37 Companion Way
Lot: 1
Block: 042
Tract: 1

Nature of Improvement: Single Family Dwelling Zone
No. Rooms: 5 + 2 Bath
Out Buildings: Garage, Tool Sheds

Dimensions: 54' x 37'
Set Back - Front Street: 15'
Side Street: 15'
Side Yds: 8'-24'

No. Stories: 1
Floors: 1
Foundation: Concrete
Roof: Shingles
Walls: Frames
Chimneys: 1
Outside Finish: Stone and Brick
Toilets: 2
Inside Finish: Plaster
Remarks: Garage, Safety Walls

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

Owner: Mrs. L. Smiga

Estimated Cost: $12,500
Date: 1/1/63

Fee of $36.00 Paid

No: 1733

Building Inspector
TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alex Othon, Assistant Planner
MEETING DATE: 05/27/2020
SUBJECT: Initial Historic Screening for 934 Fountain Ave.
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION
Recommend HRC find this property ineligible for the Historic Resources Inventory. The record provided indicates the property does not have historic significance or integrity and is not eligible for the Historic Resources Inventory.

Attachments

934 Fountain IHS
HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the March 25, 2020 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

☒ Determined to be ineligible as an “Historical Resource,” due to the following criteria:

☐1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.
   - ________________ (description of known alteration)
   - ________________ (type of documentation)

☐2a. The property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement; or

☒2b. The property does not exhibit unique architectural, site or locational characteristics.

☐3. The property is not associated with important persons, events or architecture.

☐ Determination of ineligibility cannot be made.

HRC Comments:

Claudia Sawyer, HRC Chair ___________________________ Date

COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

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

☐ Made a determination of ineligibility, which will remain in effect for 10 years from the date of approval.

☐ Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment is required.

Anastazia Aziz, AICP, Director ___________________________ Date
CITY OF PACIFIC GROVE
Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

Permit Application

Project Address: 934 Fernblin Ave P.O. APN: 006-081-09
Project Description: Window Replacement

Will the project create, add, or replace impervious surface? ☐ Yes ☑ No
Will the project impact any tree(s) on site? ☐ Yes ☐ No

Applicant
Name: JAMES S. UCHEOR
Phone: (831) 595-7773
Email: JAMES_UCHEOR@YAHOO.COM
Mailing Address: 525 W. AVON AVE
San Jose, CA 93901

Owner
Name: Jeff & Jeanne Hunt
Phone: 
Email: 
Mailing Address: 

Permit Request:
☐ CRD: Counter Determination ☐ SP: Sign Permit ☐ IHS: Initial Historic Screening ☐ VAR: Variance
☐ AP: Architectural Permit ☐ UP: Use Permit ☐ HPP: Historic Preservation ☐ MMP: Mitigation Monitoring
☐ AAP: Administrative AP ☐ AUP: Administrative UP ☐ A: Appeal ☐ Stormwater Permit
☐ ADC: Arch Design Change ☐ ADU: Acc. Dwelling Unit ☐ TPD: Tree Permit W/ Dev’t ☐ Other: 
☐ ASP: Admin Sign Permit ☐ LLA: Lot Line Adjustment ☐ EIR: Environmental Impact ☐ Other: 

CEQA Determination:
☐ Exempt ☑ Initial Study & Mitigated Negative Declaration ☑ Environmental Impact Report

Review Authority:
☐ Staff ☑ HRC ☐ Active Planning Permit
☐ ZA ☑ PC ☐ Active Building Permit
☐ SPRC ☑ CC ☐ Active Code Violation
☐ ARB ☑ ☐ Permit #: 

Active Permits:

Overlay Zones:
☐ Butterfly Zone ☐ Coastal Zone ☑ Area of Special Biological Significance (ASBS)
☐ Environmentally Sensitive Habitat Area (ESHA)

Property Information
Lot: Par A Block: 161 17 Tract: 
ZC: R-1 GP: MOR Lot Size: 6,141

☐ Historic Resources Inventory ☐ Archaeologically Sensitive Area

Staff Use Only:
Received by: AD Assigned to: AD

RECEIVED
FEB 28 2020

PAID
452.00

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT
INDEMNIFICATION CONDITION

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

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

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

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

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

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

Applicant Signature: ___________________________ Date: 2/28/2020

Owner Signature (Required): ___________________________ Date: 7/26/2020
Initial Historic Screening Report

Address: 934 Fountain Ave  APN: 006-681-019
Block: Vol 17  Lot: Parcel A

Community Development Department Data:

Assessors Maps: Yes  Historic Files: No
1928 Block Files: No  Assessment Files by APN: No
Alpha by Owner: No  1947-1967 Building Permit Register: No

Sanborn Maps: No Records: ☒ 1888: ☐ 1892: ☐ 1897: ☐
1905: ☐ 1914: ☐ 1926: ☐ 1962: ☐

Building Permit History:

<table>
<thead>
<tr>
<th>Permit No.</th>
<th>Permit Date:</th>
<th>Scope of Work:</th>
<th>Owner:</th>
<th>Builder:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1341</td>
<td>December 24, 1923</td>
<td>New shed</td>
<td>Freels</td>
<td>Owner</td>
</tr>
<tr>
<td>1345</td>
<td>January 14, 1924</td>
<td>New bathroom</td>
<td>Ryan</td>
<td>Owner</td>
</tr>
<tr>
<td>5666</td>
<td>November 10, 1952</td>
<td>Addition</td>
<td>Wilson</td>
<td>Hufford</td>
</tr>
<tr>
<td>04-0449</td>
<td>July 22, 2004</td>
<td>Addition</td>
<td>Eadelt</td>
<td>Petrushkin</td>
</tr>
</tbody>
</table>

Miscellaneous Information:

Board & Batten Index: No  Tuttle Photo Collection: No
Polk Directories (1926 – 1988): No  Library Photo Collection: No

Respectfully submitted,

Alex Othon, Assistant Planner
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 a building or addition to Pacific Grove Retreat Grounds, at No. 104, Donada 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.)

<table>
<thead>
<tr>
<th>Size</th>
<th>14 x 16</th>
<th>Size of floors</th>
</tr>
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<tbody>
<tr>
<td>Stories</td>
<td></td>
<td>Fireplaces</td>
</tr>
<tr>
<td>Foundation</td>
<td></td>
<td>Toilets</td>
</tr>
<tr>
<td>Basement</td>
<td></td>
<td>Baths</td>
</tr>
<tr>
<td>Sides</td>
<td></td>
<td>Outside Finish</td>
</tr>
<tr>
<td>Roof</td>
<td></td>
<td>Inside Finish</td>
</tr>
<tr>
<td>Floors</td>
<td></td>
<td>Time necessary to do the work</td>
</tr>
<tr>
<td>Number of Rooms</td>
<td></td>
<td>Estimated Cost</td>
</tr>
<tr>
<td>Chimneys</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 1-4-1923

Petitioner.
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 a building on Lot No. 12 in Block No. 192, Addition to Pacific Grove Retreat Grounds, at No. 233, 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.)

<table>
<thead>
<tr>
<th>Size</th>
<th>Size of Flues</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Stories</th>
<th>Fireplaces</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Foundation</th>
<th>Toilets</th>
<th>1</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Basement</th>
<th>Baths</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sides</th>
<th>Outside Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Roof</th>
<th>Inside Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Floors</th>
<th>Time necessary to do the work</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Number of Rooms | Estimated Cost |
|-----------------|               |
|                 | $105.00        |

<table>
<thead>
<tr>
<th>Chimneys</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

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 Jan 1-1924

Petitioner. 1845
CITY OF PACIFIC GROVE
BUILDING PERMIT

Issued pursuant to the Building and Zoning Ordinance of the Municipal Code.

<table>
<thead>
<tr>
<th>Location</th>
<th>934 - Fountain Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot</td>
<td>6</td>
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<tr>
<td>Block</td>
<td>681</td>
</tr>
<tr>
<td>Tract</td>
<td></td>
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<tr>
<td>Nature of Improvement</td>
<td>Addition to Home</td>
</tr>
<tr>
<td>No. Rooms</td>
<td>2</td>
</tr>
<tr>
<td>Out buildings</td>
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</tr>
<tr>
<td>Dimensions</td>
<td>21' X 11'</td>
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<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Set Back—Front Street</td>
<td>Fishing</td>
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<tr>
<td></td>
<td>Side Street</td>
</tr>
<tr>
<td></td>
<td>Side Yds. 25'</td>
</tr>
<tr>
<td>No. Stories</td>
<td>1</td>
</tr>
<tr>
<td>Floors</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Foundation</td>
<td>Concrete</td>
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<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Walls</td>
<td>Frame</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Outside Finish</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Inside Finish</td>
<td>Sheet Rock</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td>Shingled</td>
</tr>
<tr>
<td>Chimneys</td>
<td></td>
</tr>
<tr>
<td>Toilets</td>
<td></td>
</tr>
<tr>
<td>Remarks</td>
<td></td>
</tr>
</tbody>
</table>

This Permit is granted upon the condition that the undersigned owner or builder agrees to comply with all State and Local Laws and Ordinances covering the location, construction and use of buildings.

This permit may be revoked upon violation of any of said provisions.

Owner: [Signature]  Builder: [Signature]

Estimated Cost: $2000  Date: 11/10, 19__

Fee of $6.00  Paid [Signature]  Building Inspector: [Signature]

Permit No. 5666
APPLICATION FOR BUILDING PERMIT
CITY OF PACIFIC GROVE
ASSESSOR'S NO. 006-621-009

PHONE: 648-3183

Applicant to complete numbered spaces which apply

1. DB ADDRESS
   934 FOUNTAIN AVE

2. OWNER
   ANGELA + MARTIN EADELT

3. CONTRACTOR
   JOHN PETROSHKIN
   Telephone 426-9476
   LICENSE NO. 703048

4. ARCHITECT/ENGINEER
   T.N. LARSEN AIA
   Telephone 426-9476
   LICENSE NO. 703048

5. LIFFE

USE OF BUILDING

6. CFP

7. Class of work: NEW ADDITION ALTERATION REPAIR MOVE REMOVE

8. Describe work: NEW WORKSHOP AND RE BUILT\ FOUNDATION + BATH ON FOUNDATION

9. Change of use from

10. Change of use to

11. Valuation of work: $6,500

12. SPECIAL CONDITIONS

   NOT ON NEIGHBORING PROPERTY

13. APPLICATION ACCEPTED BY
   [Signature]

14. APPLICATION RECEIVED BY
   [Signature]

15. NOTICE

   THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

   IF ANY OF THE ABOVE OCCURS OR IF THE CONTRACTOR FAILS TO MEET THE REQUIREMENTS OF THIS PERMIT, THE PERMIT IS REVOKED.

   I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

   [Signature of Owner]

   7-27-04

   [Signature of Owner (or Owner Builder)]

   [Date]

   [Signature of Contractor (or Owner Builder)]

   [Date]

LICENSED CONTRACTORS DECLARATION

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

License Class: 17646
License Number: 20346

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

[Signature]

Owner-Builder Declaration

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

[Signature]

Applicant

B. & P.C. for this reason

[Date]

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

This permit does not include any signs or flood lighting grade lines as shown on drawing accompanying this application are assumed to be correct if actual grade lines are not the same as shown. Revised drawings showing correct grade lines, cuts and fills, together with complete details of retaining walls and wall footings required must be resubmitted to this division for approval.

CONSTRUCTION LENDING AGENCY

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

Lender's Name

Lender's Address

VALUATION

$18,000

THE ABOVE APPROVAL GRANTS PERMISION TO DO THE WORK COVERED BY THIS APPLICATION IN ACCORDANCE WITH PLANS AS APPROVED AND ALL APPPLICABLE COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS GOVERING CONSTRUCTION AND OCCUPANCY OF BUILDING.
TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alex Othon, Assistant Planner
MEETING DATE: 05/27/2020
SUBJECT: Initial Historic Screening for 409 Sinex.
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION
Recommend HRC find this property ineligible for the Historic Resources Inventory.

The record provided indicates the property does not have historic significance or integrity and is not eligible for the Historic Resources Inventory.

Attachments
409 Sinex IHS
Address: 409 Sinex Ave.  
APN: 006-691-003  
Owner: B. Weber & S. Gallagher (Weber)  
Applicant: same

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

At the March 25, 2020 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

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

- Determination of ineligibility cannot be made.

**HRC Comments:**

_________________________  
Claudia Sawyer, HRC Chair  
Date

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

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

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

_________________________  
Anastazia Aziz, AICP, Director  
Date
CITY OF PACIFIC GROVE  
Community Development Department – Planning Division  
300 Forest Avenue, Pacific Grove, CA 93950  
Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

Permit Application

<table>
<thead>
<tr>
<th>Project Address:</th>
<th>409 Siners Ave. PG</th>
<th>APN: 024-691-003</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Description:</td>
<td>115</td>
<td></td>
</tr>
</tbody>
</table>

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

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

**Applicant**  
Name: Sarah & Brad Weber  
Phone: 831-236-8624 831-236-8623  
Email: swwebber@comcast  
Mailing Address: 409 Siners Ave. PG

**Owner**  
Name: Sarah & Brad Weber  
Phone:  
Email:  
Mailing Address: 

**Permit Request:**  
☐ CRD: Counter Determination  
☐ AP: Architectural Permit  
☐ AAP: Administrative AP  
☐ ADC: Arch Design Change  
☐ ASP: Admin Sign Permit  
☐ SP: Sign Permit  
☐ UP: Use Permit  
☐ AUP: Administrative UP  
☐ ADU: Acc. Dwelling Unit  
☐ LLA: Lot Line Adjustment  
☐ IHS: Initial Historic Screening  
☐ HPP: Historic Preservation  
☐ A: Appeal  
☐ TPD: Tree Permit W/ Dev't  
☐ EIR: Environmental Impact  
☐ VAR: Variance  
☐ MMP: Mitigation Monitoring  
☐ Stormwater Permit  
☐ Other: 

**CEQA Determination:**  
☐ Exempt  
☐ Initial Study & Mitigated Negative Declaration  
☐ Environmental Impact Report

**Review Authority:**  
☐ Staff  
☐ HRC  
☐ ZA  
☐ PC  
☐ SPRC  
☐ CC  
☐ ARB

**Active Permits:**  
☐ Active Planning Permit  
☐ Active Building Permit  
☐ Active Code Violation Permit #: 

**Overlay Zones:**  
☐ Butterfly Zone  
☐ Coastal Zone  
☐ Area of Special Biological Significance (ASBS)  
☐ Environmentally Sensitive Habitat Area (ESHa)

**Property Information**  
Lot: 546  
Block: 188  
Tract: Hillcrest A15  
ZC: R-1  
GP: MDK  
Lot Size: 12,384 sq

☐ Historic Resources Inventory  
☐ Archaeologically Sensitive Area

**Staff Use Only:**  
Received by: AO  
Assigned to: AB

**RECEIVED**  
MAR 04 2020

**PAID**  
3-4-2020  
$452.00

Page 1 of 2  
Page 37 of 219
INDEMNIFICATION CONDITION

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

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

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

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

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

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

Applicant Signature: ___________________________ Date: 3/4/20
Owner Signature (Required): ___________________________ Date: 3/4/20
Initial Historic Screening Report

Address: 409 Sinex Ave  
APN: 006-691-003
Block: 188  
Lot: 5 & 6

Community Development Department Data:

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<tr>
<th>Assessors Maps:</th>
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Sanborn Maps:  

Building Permit History:

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Respectfully submitted,

Alex Othon, Assistant Planner
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<th>Personal Property</th>
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Page 40 of 219
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<tr>
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**TOTALS**

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## Building Classification and Computation Record

**Revaluation of Land and Improvements—City of Pacific Grove, 1928-29**

**Authorized by City Council, City of Pacific Grove**

### Valuation Record

| REAL ESTATE | $350 |
| IMPROVEMENTS | $ |
| FIELDED BY | DATE |
| PRICED BY | DATE |

### Exterior Description

<table>
<thead>
<tr>
<th>Use — Commercial</th>
<th>Construction</th>
<th>Roof</th>
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<tbody>
<tr>
<td>Store &amp; Offices</td>
<td>Wood Frame</td>
<td>Gable</td>
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<tr>
<td>Apartments</td>
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<td>Garage</td>
<td>Mill</td>
<td>Mансard</td>
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<td>Hospital</td>
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<td>Dormers</td>
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<tr>
<td>School</td>
<td></td>
<td>Plain</td>
</tr>
<tr>
<td>Page 42 of 219</td>
<td></td>
<td>Cut Up</td>
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### Exterior

- Terra Cotta
- Brick
- Tile
- Plaster on Lath
- Shingles
- Rustic Siding
- Re-Saw Siding
- Board & Batten Cor. Iron

### Interior Description

<table>
<thead>
<tr>
<th>Inside Finish</th>
<th>Plumbing</th>
<th>Lighting</th>
<th>Basement</th>
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<tr>
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<td>Lamps</td>
<td>Gas</td>
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<td>Medium</td>
<td>Fixtures</td>
<td>Concrete</td>
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### Bath Rooms

- Rooms Number: |
- Floors: |
- Built-in Features: |
- Mechanical Equipment: |

### IC (A) X X = cu. ft. sq. ft. @ $ |
### IC (B) X X = cu. ft. sq. ft. @ $ |
### IC (C) X X = cu. ft. sq. ft. @ $ |
### IC (D) X X = cu. ft. sq. ft. @ $ |
### Basement X X = cu. ft. sq. ft. @ $ |
### Garage X X = cu. ft. sq. ft. @ $ |

### Extras

- Height: FT.

| Replacement Total | $ |
| TOTAL VALUE | $ |

**Age**

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(See Reverse)


**Buckley & McEwain**
**BUILDING CLASSIFICATION AND COMPUTATION RECORD**

**REVALUATION OF LAND AND IMPROVEMENTS—CITY OF PACIFIC GROVE, 1928-29**

Authorized by City Council, City of Pacific Grove

---

**REAL ESTATE** $330

**IMPROVEMENTS** $0

**FIELDED BY**

**PRICED BY**

---

**EXTERIOR DESCRIPTION**

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<th>Construction</th>
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<tr>
<td>School</td>
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</table>

**Exterior Trim**

- Plain Ornamental
- Wood
- Masonry
- Metal

**Foundation**

- Deep Masonry
- Shallow Piles
- Wood

---

**INTERIOR DESCRIPTION**

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<tr>
<th>Inside Finish</th>
<th>Plumbing</th>
<th>Lighting</th>
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**Bath Rooms**

- Rooms Number
- Good
- Medium
- Cheap
- Unfin.
- Rms
- Good Med.
- Plain

**Built-in Features**

- Fireplaces
- Stoves
- Electric Fixtures
- False Mantle
- Hot Air Furnace
- Pipeless Ducts
- Steam
- Hot Water
- Fire Escape
- Sidewalk Light

---

**STREET FRONT**

(A) X X = cu. ft.
(B) X X = cu. ft.
(C) X X = cu. ft.
(D) X X = cu. ft.
(E) X X = cu. ft.
(F) X X = cu. ft.
(G) X X = cu. ft.
(H) X X = cu. ft.

**Depreciated Present Value**

- $0
- $0
- $0
- $0
- $0
- $0
- $0
- $0

**Age**

- Remodeled Age

**Condition**

- New
- Good
- Medium
- Poor

**Obsolescence**

- Yes
- No

**Depreciation**

- % Good

---

**THE MODERN ANALYTIC METHOD OF REALTY VALUATION—JAMES G. STAFFORD & ASSOCIATES, INC., OAKLAND AND SAN FRANCISCO, CALIF. COPYRIGHT—1928**
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<th>OWNER</th>
<th>ADDRESS</th>
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</thead>
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<tr>
<td>12/1/36</td>
<td>Eva K. De Sabla</td>
<td>727 Forty-Sixth Ave., San Francisco</td>
</tr>
<tr>
<td>8/27/41</td>
<td>R. M. Mestres--Estate</td>
<td>c/o G. A. Kiernan, Executor, Monterey</td>
</tr>
<tr>
<td>10/11/43</td>
<td>Roman Catholic Bishop of Monterey-Fresno</td>
<td>c/o Rev. G. T. Karfa, Pacific Grove-Fresno</td>
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<tr>
<td></td>
<td>George Raymond</td>
<td>Pacific Grove-Fresno, Calif.</td>
</tr>
<tr>
<td>8/1/45</td>
<td>Robert &amp; Patricia Davee</td>
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</tr>
<tr>
<td>8/2/46</td>
<td>Mary F. Moseley</td>
<td>409 First Ave., Calif.</td>
</tr>
<tr>
<td></td>
<td>Allen A. &amp; Pauline E. Kinney</td>
<td></td>
</tr>
</tbody>
</table>
# CITY OF PACIFIC GROVE
## BUILDING PERMIT
Issued pursuant to the Building and Zoning Ordinance of the Municipal Code.

<table>
<thead>
<tr>
<th>Location</th>
<th>407 Sinep</th>
<th>Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot</td>
<td>64' x 80'</td>
<td>5+6</td>
</tr>
<tr>
<td>Block</td>
<td>188</td>
<td>100</td>
</tr>
<tr>
<td>Tract</td>
<td>Hillcrest Tr.</td>
<td></td>
</tr>
<tr>
<td>Nature of Improvement</td>
<td>Single Family Residence</td>
<td></td>
</tr>
<tr>
<td>No. Rooms</td>
<td>4 + 6</td>
<td>Out buildings</td>
</tr>
<tr>
<td>Dimensions</td>
<td>24' x 27'</td>
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</tr>
<tr>
<td>SetBacks—Front Street</td>
<td>15 1/2</td>
<td></td>
</tr>
<tr>
<td>No. Stories</td>
<td>1</td>
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</tr>
<tr>
<td>Foundation</td>
<td>Concrete</td>
<td></td>
</tr>
<tr>
<td>Walls</td>
<td>Frame</td>
<td></td>
</tr>
<tr>
<td>Outside Finish</td>
<td>Stucco</td>
<td></td>
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<tr>
<td>Inside Finish</td>
<td>Plank</td>
<td></td>
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<tr>
<td>Floors</td>
<td>Laths</td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td>Shingles</td>
<td></td>
</tr>
<tr>
<td>Chimneys</td>
<td>Brick</td>
<td></td>
</tr>
<tr>
<td>Toilets</td>
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Remarks

This Permit is granted upon the condition that the undersigned owner or builder agrees to comply with all State and Local Laws and Ordinances covering the location, construction and use of buildings.

This Permit may be revoked upon violation of any of said provisions.

---

**Owner:** Geo. E. Raymond
**Estimated Cost:** $3200
**Fee of:** $5
**Builder:**
**Date:** 7/18/26
**Permit No.:** 1874

---

**Building Inspector**
# CITY OF PACIFIC GROVE

## Building Permit

ISSUED PURSUANT TO THE BUILDING AND ZONING ORDINANCE OF THE MUNICIPAL CODE

<table>
<thead>
<tr>
<th>Location</th>
<th>409 SINEX AVE</th>
<th>Assessor's No.</th>
<th>6-626-3</th>
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<td>Lot</td>
<td>5</td>
<td>Block</td>
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</tr>
<tr>
<td>Tract</td>
<td>HILLCREST TRACT</td>
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<tr>
<td>Nature of Improvement</td>
<td>ADDITION</td>
<td>No. of Buildings</td>
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<tr>
<td>Type Construction</td>
<td>VN</td>
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<td>22' x 26'</td>
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<td>Occupancy Group</td>
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<td>Set-Backs</td>
<td>Front Yard 50', Left Side Yard 10', Alley 10', Rear Yard 10', Right Side Yard 10'</td>
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<tr>
<td>Fire Zone</td>
<td>2-1</td>
<td>Use Zone</td>
<td>2-1</td>
</tr>
<tr>
<td>Architectural Approval No</td>
<td></td>
<td>Date Approved</td>
<td></td>
</tr>
<tr>
<td>Variance No</td>
<td></td>
<td>Date Approved</td>
<td></td>
</tr>
<tr>
<td>Use Permit No</td>
<td></td>
<td>Date Approved</td>
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</tr>
<tr>
<td>Required Parking Spaces</td>
<td></td>
<td>No. Family Units</td>
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<tr>
<td>Open Yard Area Required</td>
<td></td>
<td>Bldg. Site Area</td>
<td></td>
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<tr>
<td>Sign Permit No</td>
<td></td>
<td>Date Approved</td>
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<tr>
<td>Foundation</td>
<td>CONCRETE</td>
<td>Structural Frame</td>
<td>WOOD</td>
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<tr>
<td>Exterior Finish</td>
<td>STUCCO</td>
<td>Roof</td>
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<td>Interior Finish</td>
<td>PLASTER</td>
<td>Floor</td>
<td>CONCRETE</td>
</tr>
</tbody>
</table>

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

Signature of Permeitter...[Signature]

<table>
<thead>
<tr>
<th>Owner</th>
<th>A. KINNEY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Builder</td>
<td>LESLIE R STURGES</td>
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<tr>
<td>Valuation</td>
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<td>Permit Fee</td>
<td>25.00</td>
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<td>Plan Clk. Fee</td>
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<td>Total Fee</td>
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<td>Date</td>
<td>NOV 25, 1959</td>
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<td>Building Department</td>
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No 539
PHONE: 648-3183

CITY OF PACIFIC GROVE

ASSESSOR’S NO. 006-691-003

No. 04-02-77

APPLICATION FOR BUILDING PERMIT

Applicant to complete numbered spaces which apply

JOB ADDRESS
409 Sinex Ave
Pacific Grove, CA 93950

MAIL ADDRESS

OWNERS

PHONE 626-7600

3.  Contractor

MAIL ADDRESS

LICENSE NO.

4. Architect or Designer

MAIL ADDRESS

LICENSE NO.

5.  Engineer

MAIL ADDRESS

LICENSE NO.

6.  USE OF BUILDING

Storage

7. Class of work:

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

8. Describe work:

Adding storage to existing garage

9. Change of use from

Change of use to

10. Valuation of work: $3,000

PLAN CHECK FEE

03/20/04

10B

PLAN PERMIT FEE

04/10/04

141

NOTICE:

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMPLETED WITHIN 180 DAYS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

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

 jardin,

LICENSING CONTRACTORS DECLARATION

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

License Number

Owner-Builders Declaration

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

Jardin,

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.

Permit does not include any signs or flood lighting.

Grade lines as shown on the site plan are intended to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cts, and fills, together with complete details of retaining walls and wall footings required must be resubmitted to the City for approval.

Construction Lending Agency

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

Lender’s Name

Lender’s Address

MRWPCA Source Control Division
TO: Chair Sawyer and Members of the Historic Resources Committee  
FROM: Alex Othon, Assistant Planner  
MEETING DATE: 05/27/2020  
SUBJECT: Initial Historic Screening for 42 Quarterdeck Wy.  
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION  
Recommend HRC find this property ineligible for the Historic Resources Inventory. The record provided indicates the property does not have historic significance or integrity and is not eligible for the Historic Resources Inventory.

Attachments  
42 Quarterdeck IHS
HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

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

☒ Determined to be ineligible as an “Historical Resource,” due to the following criteria:

☐1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.

• ________________ (description of known alteration)
• ________________ (type of documentation)

☐2a. The property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement; or

☒2b. The property does not exhibit unique architectural, site or locational characteristics.

☐3. The property is not associated with important persons, events or architecture.

☐ Determination of ineligibility cannot be made.

HRC Comments:

Claudia Sawyer, HRC Chair

COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

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

☐ Made a determination of ineligibility, which will remain in effect for 10 years from the date of approval.

☐ Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment is required.

Anastazia Aziz, AICP, Director
Initial Historic Screening Report

Address: 42 Quarterdeck  APN: 006-043-003
Block: 269  Lot: 2

Community Development Department Data:

Assessors Maps: Yes  Historic Files: Yes
1928 Block Files: Yes  Assessment Files by APN: Yes
Alpha by Owner: Yes  1947-1967 Building Permit Register: Yes
Sanborn Maps:  No Records: ☒
   1888: □  1892: □  1897: □
   1905: □  1914: □  1926: □  1962: □

Building Permit History:

<table>
<thead>
<tr>
<th>Permit No.</th>
<th>Permit Date:</th>
<th>Scope of Work:</th>
<th>Owner:</th>
<th>Builder:</th>
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</thead>
<tbody>
<tr>
<td>3767</td>
<td>July 14, 1950</td>
<td>New SFD</td>
<td>Has</td>
<td>Owner</td>
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<tr>
<td>02083</td>
<td>October 20, 1977</td>
<td>Addition</td>
<td>Wright</td>
<td>Owner</td>
</tr>
</tbody>
</table>

Miscellaneous Information:

Board & Batten Index: No  Tuttle Photo Collection: No
Polk Directories (1926 – 1988): No  Library Photo Collection: No

Respectfully submitted,

Alex Othon, Assistant Planner
CITY OF PACIFIC GROVE
Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd
Permit Application

Project Address: 42 Quarterdeck Way, Pacific Grove, CA 93950

Project Description: Demolish existing 1950 house including foundation and carport and built new 3 bedroom 2 bath single story home with 1 car garage
Remove 2 small trees where new driveway will go. Remove existing carport and drive

Will the project create, add, or replace impervious surface? □ Yes □ No
Will the project impact any tree(s) on site? □ Yes □ No

Applicant
Name: Michael J. Chernus
Phone: 619 708 1565, 530 577-7750
Email: mjchernus@aol.com
Mailing Address: PO Box 7860 S Lake Tahoe, CA 96158

Owner
Name: Michael J. Chernus
Phone: 619 708 1565, 530 577 7750
Email: mjchernus@aol.com
Mailing Address: PO Box 7860, S Lake Tahoe, CA 96158

Permit Request:
☐ CRD: Counter Determination
☐ AP: Architectural Permit
☐ AAP: Administrative AP
☐ ADC: Arch Design Change
☐ ASP: Admin Sign Permit
☐ SP: Sign Permit
☐ UP: Use Permit
☐ AUP: Administrative UP
☐ ADU: Acc. Dwelling Unit
☐ LLLA: Lot Line Adjustment
☐ IHS: Initial Historic Screening
☐ HPP: Historic Preservation
☐ A: Appeal
☐ TPD: Tree Permit W/ Dev’t
☐ VAR: Variance
☐ MMP: Mitigation Monitoring
☐ Stormwater Permit
☐ Other:
☐ EIR: Environmental Impact
☐ Other:

CEQA Determination:
☐ Exempt
☐ Initial Study & Mitigated Negative Declaration
☐ Environmental Impact Report
Review Authority:
☐ Staff
☐ HRC
☐ ZA
☐ PC
☐ SPRC
☐ CC
☐ ARB

Active Permits:
☐ Active Planning Permit
☐ Active Building Permit
☐ Active Code Violation
☐ Permit #:

Overlay Zones:
☐ Butterfly Zone
☐ Coastal Zone
☐ Area of Special Biological Significance (ASBS)
☐ Environmentally Sensitive Habitat Area (ESH)

Property Information
Lot: 2
ZC: R-1
Block: 269
Tract: PG Beach
GP: 
Lot Size: ~5,150

☐ Historic Resources Inventory
☐ Archaeologically Sensitive Area

Staff Use Only:
Received by: 
Assigned to: CITY OF PACIFIC GROVE COMMUNITY DEV DEPT

Page 1 of 2
INDEMNIFICATION CONDITION

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

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

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

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

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

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

Applicant Signature:  

Date: March 19, 2020

Owner Signature (Required):  

Date: March 19, 2020
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<tr>
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<th>OWNER</th>
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<tr>
<td>5/19/47</td>
<td>R. F. and Delphine F. Sowell</td>
<td>201 Central Ave., Pacific Grove</td>
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<tr>
<td>5/16/50</td>
<td>Franklin B. Sowell Jr.</td>
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<tr>
<td>3/15/51</td>
<td>Herman W. &amp; Ida J. Has</td>
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<tr>
<td>6-15-62</td>
<td>William L. &amp; Anna L. Dupart</td>
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<tr>
<td></td>
<td>Hiram S. &amp; Petronella K. Goppage</td>
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<tr>
<td>Sketch of Lot</td>
<td>Year</td>
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<tr>
<td>TOTAL</td>
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<th>Year</th>
<th>Real Estate $</th>
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<th>Personal Prop.</th>
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<td>Principal</td>
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<td>Interest</td>
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<tr>
<td>TOTAL</td>
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<tr>
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<td>NAME OF OWNER</td>
<td>APPIRALED 1928</td>
<td>ASSESSED 1928-1929</td>
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<tr>
<td>1</td>
<td>Florence Hoag</td>
<td>1160</td>
<td>3290</td>
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<tr>
<td>2</td>
<td>D M P Co or Paul De Wolf</td>
<td>1020</td>
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<td>3</td>
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<td>1020</td>
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<td>1060</td>
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</tr>
<tr>
<td>5</td>
<td>D M P Co or Paul De Wolf</td>
<td>1350</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>D M P Co or Paul De Wolf</td>
<td>1310</td>
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</tr>
<tr>
<td>7</td>
<td>D M P Co or Paul De Wolf</td>
<td>1310</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Mary M McCormack</td>
<td>1190</td>
<td></td>
</tr>
</tbody>
</table>
BLOCK 269
M. Balboa Ave
E. Quarterdeck Way
S. Del Monte Blvd
W. Esplanade

1 Florence Hoag  11-8-27  959 Balboa
2 D M P Co or Paul DeWolf
3 "  "
4 "  "
5 "  "
6 "  "
7 "  "
8 Mary M McCormack  10-23-26
APPLICATION FOR BUILDING PERMIT
CITY OF PACIFIC GROVE

ASSessor's No. 6-043-3

Location of Work: Quarterdeck
Lot: 2

Owner: Alexis J. Wright
Address: 

Contractor: 
Address: 

Eng./Arch.:
Address: 

Front Setbacks in Feet: 9' 6"
Side Setbacks: 3' 1"
Rear Setbacks: 6' 7"

Owner Builder Surcharge: A surcharge of $0.00
Valuation: 4,000

Receives No. Stories Type Site Dimensions & Area

Coverage Data

Setbacks in Feet

Front Side Side Rear

Allowed
Existing
New
Total

Type Improvement

Build
Remodel
Add To
Repair
Alter
Move
Demolish
Other

Setback Foundation Forms

Garage Forms

Electric Ground

Pour No Concrete Until Above Has Been Signed

Electric, Plumb. Heating

Concrete Slab Floors

Do Not Pour Floor Until Above Has Been Signed

Concrete forms & Reinforc.

Concrete, Block & Reinf.

Fireplace & Chimney

Framing, Floor

Rough Plumbing

Gas Piping

Rough Heating

Framing, Wall & Partition

Framing, Roof

Sheathing, Roof

Lath, Sheathing, Exterior

Vents & Fire Stoppers

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

Page 61 of 219
<table>
<thead>
<tr>
<th>Location</th>
<th>Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot</td>
<td>3</td>
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<tr>
<td>Block</td>
<td>4 1/3</td>
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<tr>
<td>Nature of Improvement</td>
<td>Living Room</td>
</tr>
<tr>
<td>Out buildings</td>
<td></td>
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<tr>
<td>Dimensions</td>
<td>50' x 35' x 3'</td>
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<tr>
<td>Set Back—Front Street</td>
<td>15'</td>
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<tr>
<td>Side Street</td>
<td></td>
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<tr>
<td>Side Yds.</td>
<td>6' x 6'</td>
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<tr>
<td>No. Stories</td>
<td>Conc.</td>
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<tr>
<td>Floors</td>
<td>Conc.</td>
</tr>
<tr>
<td>Roof</td>
<td></td>
</tr>
<tr>
<td>Chimneys</td>
<td></td>
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<tr>
<td>Toilets</td>
<td></td>
</tr>
<tr>
<td>Remarks</td>
<td>1st floor, car garage</td>
</tr>
</tbody>
</table>

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

Owner:     Builder:       Date: 7/14/59
Estimated Cost $10,000  Permit No. 3167
Fee of $25.00 Paid  Building Inspector:    7/14/59
RESUBDIVISION of BLKS 274 & 275

PACIFIC GROVE BEACH
BLKS 261, 262, 267, 268, 269, 276 & 277
TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alex Othon, Assistant Planner
MEETING DATE: 05/27/2020
SUBJECT: Initial Historic Screening for 380 Pine Ave.
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION
Recommend HRC find this property ineligible for the Historic Resources Inventory. The record provided indicates the property does not have historic significance or integrity and is not eligible for the Historic Resources Inventory.

Attachments
380 Pine IHS
Address: 380 Pine Ave. APN: 006-268-006
Owner: Michele Lukas Applicant: Jim Sullivan

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

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

☒ Determined to be ineligible as an “Historical Resource,” due to the following criteria:

☐ 1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.

  • ________________ (description of known alteration)
  • ________________ (type of documentation)

☐ 2a. The property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement; or

☒ 2b. The property does not exhibit unique architectural, site or locational characteristics.

☐ 3. The property is not associated with important persons, events or architecture.

☐ Determination of ineligibility cannot be made.

HRC Comments:

Claudia Sawyer, HRC Chair __________________________ Date

COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

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

☐ Made a determination of ineligibility, which will remain in effect for 10 years from the date of approval.

☐ Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment is required.

Anastazia Aziz, AICP, Director __________________________ Date
CITY OF PACIFIC GROVE
Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

Permit Application

Application #: IHS 20-0141
Date: 3-16-2020
Total Fees: $452.00

Project Address: 380 Pine Ave.  APN: 006 268 006
Project Description: Existing 1009 Sq. Ft. residence w/ 360 Sq. Ft.
2 Car Garage.

Will the project create, add, or replace impervious surface?
□ Yes □ No
Will the project impact any tree(s) on site?
□ Yes □ No

Applicant
Name: Jim Sullivan
Phone: 831 321 7178
Email: jsullivan@pacificgrove.com
Mailing Address: 2507 Monterey CT

Owner
Name: Michele Lukas
Phone: 831 595 0667
Email: michele.lukas@idavd.com
Mailing Address: 300 Pine Ave.

Permit Request:
□ CRD: Counter Determination
□ AP: Architectural Permit
□ AAP: Administrative AP
□ ADC: Arch Design Change
□ ASP: Admin Sign Permit
□ SP: Sign Permit
□ UP: Use Permit
□ AUP: Administrative UP
□ ADU: Acc. Dwelling Unit
□ LLA: Lot Line Adjustment
□ IHS: Initial Historic Screening
□ HPP: Historic Preservation
□ A: Appeal
□ TPD: Tree Permit W/ Dev’t
□ EIR: Environmental Impact
□ VAR: Variance
□ MMP: Mitigation Monitoring Permit
□ Stormwater Permit
□ Other: ___________
□ Other: ___________

CEQA Determination:
□ Exempt
□ Initial Study & Mitigated Negative Declaration
□ Environmental Impact Report
Review Authority:
□ Staff □ HRC
□ ZA □ PC
□ SPRC □ CC
□ ARB □ ___________
Active Permits:
□ Active Planning Permit
□ Active Building Permit
□ Active Code Violation
Permit #: ___________

Overlay Zones:
□ Butterfly Zone
□ Coastal Zone
□ Area of Special Biological Significance (ASBS)
□ Environmentally Sensitive Habitat Area (ESH)
□ Environmental Permit

Property Information
Lot: 18 & 20
ZC: R-2
Block: 20
GP: ___________
Tract: PG
Lot Size: ~3,500

□ Historic Resources Inventory
□ Archaeologically Sensitive Area

Staff Use Only:
Received by: ___________
Assigned to: ___________

RECEIVED
MAR 14 2020
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

$PAID
3-16-2020
3-16-2020
$452.00
INDEMNIFICATION CONDITION

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

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

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

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

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

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

Applicant Signature: 
Date: 3/16/20

Owner Signature (Required): 
Date: 3/16/20
### Planning Permit Fee Calculation

<table>
<thead>
<tr>
<th>Permit</th>
<th>Select</th>
<th>Fee</th>
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<tbody>
<tr>
<td>Architectural Permit – Single Family</td>
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<tr>
<td>Administrative Architectural Permit</td>
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<td>$1,469</td>
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<tr>
<td>Architectural Design Change</td>
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<tr>
<td>Counter Review &amp; Determination – no new square footage</td>
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<td>$212</td>
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<tr>
<td>Counter Review &amp; Determination – new square footage</td>
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<td>$856</td>
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<tr>
<td>Initial Historic Screening</td>
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<td>$452</td>
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<td>Sign Permit</td>
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<td>$2,241</td>
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<td>Administrative Sign Permit</td>
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<tr>
<td>Use Permit and Amendments – Single Family</td>
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<td>$1,832</td>
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<tr>
<td>Major Administrative Use Permit</td>
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<tr>
<td>Minor Administrative Use Permit</td>
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<td>Variance and Amendment</td>
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<td>Administrative Variance and Amendment</td>
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<td>Inquiry Fee</td>
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<td>Historic Preservation Permit</td>
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<td>Tree Permit with Development</td>
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<td>Appeal</td>
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<td>25% of base permit fee or $1,045 whichever is greater plus noticing costs</td>
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<td>Other</td>
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#### Additional Fees

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<tr>
<th>Fee Description</th>
<th>5% of Permit Fee</th>
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<td>General Plan Update Fee</td>
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<td>CEQA Exemption Fee</td>
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<td>Butterfly Buffer Zone</td>
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<td>Coastal Zone</td>
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<td>Area of Special Biological Significance</td>
<td>5% of Permit Fee</td>
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<td>Environmentally Sensitive Habitat Area</td>
<td>15% of Permit Fee</td>
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<td>Noticing – Mailings</td>
<td>$0.55 * (# of Mailings)</td>
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<td>Noticing – Herald Ad</td>
<td>$349</td>
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<td>Stormwater Fee</td>
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<tr>
<td>County filing fee</td>
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<tr>
<td>File maintenance fee</td>
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<tr>
<td>Other</td>
<td>Varies</td>
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</tbody>
</table>

**Total Fees:**

(revised 6/28/2019)
Initial Historic Screening Report

Address: 380 Pine Ave  APN: 006-268-006
Block: 20  Lot: 18 & 20

Community Development Department Data:

Assessors Maps: Yes  Historic Files: Yes
1928 Block Files: Yes  Assessment Files by APN: Yes
Alpha by Owner: Yes  1947-1967 Building Permit Register: Yes
Sanborn Maps: No Records: ☐  1888: ☐  1892: ☐  1897: ☐
   1905: ☒  1914: ☒  1926: ☒  1962: ☒

Building Permit History:

<table>
<thead>
<tr>
<th>Permit No.</th>
<th>Permit Date:</th>
<th>Scope of Work:</th>
<th>Owner:</th>
<th>Builder:</th>
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<tbody>
<tr>
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<td>October 1, 1951</td>
<td>Glass porch</td>
<td>Newman</td>
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<tr>
<td>1572</td>
<td>June 27, 1940</td>
<td>New SFD</td>
<td>Oatnel</td>
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<tr>
<td>04-0464</td>
<td>May 14, 2004</td>
<td>Ceiling change</td>
<td>Lukas</td>
<td>Stepanek Const.</td>
</tr>
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</table>

Miscellaneous Information:

Board & Batten Index: N/A  Tuttle Photo Collection: No
Polk Directories (1926 – 1988): No  Library Photo Collection: No

Respectfully submitted,

Alex Othon, Assistant Planner
<table>
<thead>
<tr>
<th>Sketch of Lot</th>
<th>Year</th>
<th>Real Estate</th>
<th>Improvements</th>
<th>Personal Property</th>
<th>Exemption</th>
<th>TOTAL</th>
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<tbody>
<tr>
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<td>1940</td>
<td>140</td>
<td>1800</td>
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<td>2060</td>
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</table>

District

Asst. No.

Original Amt. $

Int. %

Year

Principal

Interest

TOTAL

<table>
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<tr>
<th>Sketch of Lot</th>
<th>Year</th>
<th>Real Estate</th>
<th>Improvements</th>
<th>Personal Property</th>
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<tbody>
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<tr>
<td></td>
<td>1933</td>
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</table>

District

Asst. No.

Original Amt. $

Int. %

Year

Principal

Interest

TOTAL

<table>
<thead>
<tr>
<th>Sketch of Lot</th>
<th>Year</th>
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<th>Personal Property</th>
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<th>TOTAL</th>
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<tbody>
<tr>
<td></td>
<td>1931</td>
<td>180</td>
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<tr>
<td>6/16/36</td>
<td>Cecil B.K. Ivy Newman</td>
<td>610 Central Ave., Pacific Grove</td>
<td></td>
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</tr>
<tr>
<td>12/7/43</td>
<td>Thos. C. and Addie Wood</td>
<td>6111uffs St., City of Del., Gustine, Calif.</td>
<td></td>
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<td></td>
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</tr>
</tbody>
</table>
BLOCK 20  
N. Laurel Ave  
E. Tenth Street  
S. Pine Ave  
W. Monterey Ave

1 J A Riley
2 Margaret Gholz  11-14-21
3 J A Riley
4 Margaret Gholz  11-14-21
5 J A Riley
6 John & Agnes Hartman  1-22-24  306 10th St
7 J A Riley
8 John & Agnes Hartman  1-22-24
9 J A Riley
N 10 ft  8 John & Agnes Hartman  1-22-24
S 20 ft  8 "  10-11-26
10 J A Riley
N 20 ft  10 Addie G Smith  11-3-26
S 10 ft  10 "
11 Mrs. F Schmidt
12 Addie G Smith  8-25-22  310 10th St
13 Mrs. F Schmidt
14 Thos. F & Addie Wood
15 Mrs. F Schmidt
16 Thos F & Addie Wood
17 Mrs F Schmidt
18 Thos F & Addie Wood
19 Mrs F Schmidt
20 Thos F & Addie Wood
<table>
<thead>
<tr>
<th>LOT NO.</th>
<th>NAME OF OWNER</th>
<th>APPRAISED 1928</th>
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<tbody>
<tr>
<td>1-5-</td>
<td>J. A. Riley</td>
<td>1530</td>
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<tr>
<td>5-7-9</td>
<td>Margaret Chalz</td>
<td>550</td>
<td>2520</td>
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<tr>
<td>2-4</td>
<td>John &amp; Agnes Hartman</td>
<td>520</td>
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<td>6-6</td>
<td>Addie G. Smith</td>
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<td>10-12</td>
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<td>19</td>
<td>Mrs. F. Schmidt</td>
<td>1540</td>
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<td>14-16</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>13-20</td>
<td>Thos. F. &amp; Addie Wood</td>
<td>1080</td>
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**TOTALS**

<table>
<thead>
<tr>
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<tr>
<td><strong>Use — Commercial</strong></td>
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<tr>
<th><strong>Exterior</strong></th>
<th><strong>Roof</strong></th>
<th><strong>Inside Finish</strong></th>
<th><strong>Plumbing</strong></th>
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<tbody>
<tr>
<td>Exterior</td>
<td></td>
<td>Stock</td>
<td>No. Fixtures</td>
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<td>Special</td>
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<td>Paint</td>
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<td>Hardwood</td>
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<tr>
<td></td>
<td></td>
<td>Pine</td>
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<tr>
<td></td>
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<td>Panel</td>
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<td></td>
<td></td>
<td>Wainscote</td>
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<td>Paper</td>
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<td>Plaster Board</td>
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<td>Canvas Sanitar</td>
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<td>Beamed Ceiling</td>
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<td>Unfin. Rms</td>
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<td>Good Med. Plan.</td>
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<tr>
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<th><strong>Built-in Features</strong></th>
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<thead>
<tr>
<th><strong>Foundation</strong></th>
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<th><strong>Miscellaneous</strong></th>
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<table>
<thead>
<tr>
<th>STREET FRONT</th>
<th><strong>Depreciation Present Value</strong></th>
<th><strong>Age</strong></th>
<th><strong>Remodeled Age</strong></th>
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<tbody>
<tr>
<td>(A) X X =</td>
<td>cu. ft. @ $</td>
<td>$</td>
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</tr>
<tr>
<td>(B) X X =</td>
<td>cu. ft. @ $</td>
<td>$</td>
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<tr>
<td>(C) X X =</td>
<td>cu. ft. @ $</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>(D) X X =</td>
<td>cu. ft. @ $</td>
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<td></td>
<td>Retaining Wall</td>
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<td>Tank</td>
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</tr>
<tr>
<td></td>
<td>Pool</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Outbuilding</td>
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<table>
<thead>
<tr>
<th>Extra</th>
<th>Replacement Total</th>
<th>Total Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$</td>
<td>$</td>
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</tbody>
</table>
# CITY OF PACIFIC GROVE
## BUILDING PERMIT

Issued pursuant to the Building and Zoning Ordinance of the Municipal Code.

<table>
<thead>
<tr>
<th>Location</th>
<th>380- Pine Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot</td>
<td>6</td>
</tr>
<tr>
<td>Block</td>
<td>265</td>
</tr>
<tr>
<td>Tract</td>
<td></td>
</tr>
<tr>
<td>Nature of Improvement</td>
<td>Glass Pack</td>
</tr>
<tr>
<td>No. Rooms</td>
<td></td>
</tr>
<tr>
<td>Out buildings</td>
<td></td>
</tr>
<tr>
<td>Dimensions</td>
<td>10'x15'</td>
</tr>
<tr>
<td>Set Back—Front Street</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10'</td>
</tr>
<tr>
<td>Side Street</td>
<td>10'</td>
</tr>
<tr>
<td>Side Yds.</td>
<td>15'</td>
</tr>
<tr>
<td>No. Stories</td>
<td>Core</td>
</tr>
<tr>
<td>Floors</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Foundation</td>
<td></td>
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<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Walls</td>
<td>Frame</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Outside Finish</td>
<td>Glass</td>
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<tr>
<td>Inside Finish</td>
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<tr>
<td>Roof</td>
<td></td>
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<tr>
<td>Chimneys</td>
<td></td>
</tr>
<tr>
<td>Toilets</td>
<td></td>
</tr>
<tr>
<td>Remarks</td>
<td></td>
</tr>
</tbody>
</table>

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

**Owner:**

**Builder:**

**Estimated Cost:** $500

**Date:** 10-1-57

**Fee of:** $3.00

**Building Inspector:**

**Building Inspector:**

**Permit No.:** 5076
**CITY OF PACIFIC GROVE**

**BUILDING PERMIT**

In Compliance with Building Ordinance No. 246, Zoning Ordinance No. 251, and all Ordinances Supplementary Thereto.

<table>
<thead>
<tr>
<th>Location</th>
<th>380 Più Ave.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot.</td>
<td>(8+Y)</td>
</tr>
<tr>
<td>Block.</td>
<td>37</td>
</tr>
<tr>
<td>Tract.</td>
<td>137</td>
</tr>
<tr>
<td>Nature of Improvement</td>
<td>5 Flat &amp; Out buildings</td>
</tr>
<tr>
<td>No. Rooms</td>
<td>5 Flat</td>
</tr>
<tr>
<td>Dimensions</td>
<td>28' X 32'</td>
</tr>
<tr>
<td>Set Backs—Front Street</td>
<td>6' 6&quot;</td>
</tr>
<tr>
<td>Side street</td>
<td>6' 6&quot;</td>
</tr>
<tr>
<td>Side Yds.</td>
<td>24'</td>
</tr>
<tr>
<td>No. Stories</td>
<td>1</td>
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<tr>
<td>Floors</td>
<td>1</td>
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<tr>
<td>Foundation</td>
<td>Concrete</td>
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<tr>
<td>Walls</td>
<td>Stucco</td>
</tr>
<tr>
<td>Outside Finish</td>
<td>Stucco</td>
</tr>
<tr>
<td>Inside Finish</td>
<td>Plaster</td>
</tr>
<tr>
<td>Roof</td>
<td>Shingles</td>
</tr>
<tr>
<td>Chimneys</td>
<td>Brick</td>
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<td>Toilets</td>
<td>Y</td>
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<tr>
<td>Remarks</td>
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</table>

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.

<table>
<thead>
<tr>
<th>Owner</th>
<th>S. B. Carter</th>
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<tbody>
<tr>
<td>Builder</td>
<td>Corner</td>
</tr>
<tr>
<td>Estimated Cost $</td>
<td>3,000</td>
</tr>
<tr>
<td>Fee of $</td>
<td>4.00</td>
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<tr>
<td>Date</td>
<td>January 27, 1950</td>
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<tr>
<td>Permit No.</td>
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Page 78 of 219
<table>
<thead>
<tr>
<th>Name: Paul Lukas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 280 Pine Ave, D, CA, 92950</td>
</tr>
<tr>
<td>Phone: 619-544-6141</td>
</tr>
<tr>
<td>License No: 72110</td>
</tr>
</tbody>
</table>

**Architect on Design**

<table>
<thead>
<tr>
<th>Name: David Martin, AIA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phone: 714-7101</td>
</tr>
<tr>
<td>License No: 72110</td>
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</table>

**Engineer**

<table>
<thead>
<tr>
<th>Name: David Martin, AIA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phone: 714-7101</td>
</tr>
<tr>
<td>License No: 72110</td>
</tr>
</tbody>
</table>

**Use of Building**

- New Use
- Additions
- Alterations
- Repairs
- Move
- Remove

**Describe Work:**

- Change of flat ceiling into cathedral and
- Installation of bollards

**Valuation of Work:** $0,000.00

**Special Conditions**

- Not Historic

**Application by:**

- Mihelf Lukas
- 280 Pine Ave, D, CA, 92950
- Phone: 619-544-6141
- License No: 72110

**NOTICE:**

- This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for any period of 180 days at any time after work is commenced.
- I hereby certify that I have read and examined this application and know the same to be true and correct, all provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

**Signature of Owner (or Owner-Building Declaration):**

- [Signature]
- [Date]

**LICENCED CONTRACTORS DECLARATION:**

I hereby affirm that I am licensed under the provisions of the California Code of Regulations, Division 19, Chapter 2, and my license is in full force and effect.

**Owner-Builders Declaration:**

I hereby affirm that I am exempt from the Contractor’s License Law for the following reason: All work is being performed by the owner/builder, who holds a valid license for the work being performed. The owner/builder is responsible for all aspects of the project, including permitting, scheduling, and site management. All materials and labor are provided by the owner/builder and are paid for in accordance with the terms of the contract. The owner/builder is responsible for ensuring compliance with all applicable codes and regulations, and is liable for any violations.

**Signature of Owner (or Owner-Building Declaration):**

- [Signature]
- [Date]

**Valuation:**

- Permitted: $214,323
- Estimated: $544,73

**PERMIT FEE:**

- Required: $214,323
- Recalled: 0
- Not Required: 

**ZONING:**

- Type of Use: Townhouse
- Occupancy Group: Residential
- Division: 

**PERMIT FEE:**

- Required: $214,323
- Recalled: 0
- Not Required: 

**Valuation:**

- Permitted: $214,323
- Estimated: $544,73

**WARNING:**

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

This permit does not include any signs or flood lighting.

- The above approval grants permission to do the work covered by this application in accordance with plans as submitted and approved by the City's Planning Department. Any subsequent changes may require a new permit issuance.

**Construction Lending Agency:**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3067, Civ. C.).

**Lender’s Name:**

- [Name]

**Lender’s Address:**

- [Address]

**Valuation:**

- Permitted: $214,323
- Estimated: $544,73

**Permit:**

- $214,323

**Planning:**

- Lot Size: 2.00

**Sewer:**

- Deposition: 2.00

**TOTAL:**

- $214,323
TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alex Othon, Assistant Planner
MEETING DATE: 05/27/2020
SUBJECT: Initial Historic Screening for 955 Walnut.
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION
Recommend HRC find this property ineligible for the Historic Resources Inventory.

The record provided indicates the property does not have historic significance or integrity and is not eligible for the Historic Resources Inventory.

Attachments

955 Walnut IHS
Address: 955 Walnut Ave.  APN: 006-633-015
Owner: Yun Su Nam & Hyok Chi  Applicant: KR Construction

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

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

☒ Determined to be ineligible as an “Historical Resource,” due to the following criteria:

☐1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.
   • ___________________________ (description of known alteration)
   • ___________________________ (type of documentation)

☐2a. The property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement; or
☒2b. The property does not exhibit unique architectural, site or locational characteristics.

☐3. The property is not associated with important persons, events or architecture.

☐ Determination of ineligibility cannot be made.

HRC Comments:

Claudia Sawyer, HRC Chair  Date

COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

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

☐ Made a determination of ineligibility, which will remain in effect for 10 years from the date of approval.

☐ Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment is required.

Anastazia Aziz, AICP, Director  Date
Initial Historic Screening Report

Address: 955 Walnut  APN: 006-633-015
Block: 2  Lot: 15

Community Development Department Data:
Assessors Maps: Yes  Historic Files: No
1928 Block Files: No  Assessment Files by APN: Yes
Alpha by Owner: Yes  1947-1967 Building Permit Register: Yes
Sanborn Maps: No Records: ☒ 1888: ☐ 1892: ☐ 1897: ☐
1905: ☐ 1914: ☐ 1926: ☐ 1962: ☐

Building Permit History:

<table>
<thead>
<tr>
<th>Permit No.</th>
<th>Permit Date:</th>
<th>Scope of Work:</th>
<th>Owner:</th>
<th>Builder:</th>
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<tbody>
<tr>
<td>205</td>
<td>August 27, 1968</td>
<td>Addition</td>
<td>Wilson</td>
<td>Owner</td>
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<tr>
<td>289</td>
<td>March 25, 1969</td>
<td>New roof over porch</td>
<td>Wilson</td>
<td>Owner</td>
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<tr>
<td>06- ???</td>
<td>January 31, 2006</td>
<td>Remodel and addition</td>
<td>Yun</td>
<td>Owner</td>
</tr>
</tbody>
</table>

Miscellaneous Information:
Board & Batten Index: No  Tuttle Photo Collection: No
Polk Directories (1926 – 1988): No  Library Photo Collection: No

Respectfully submitted,

Alex Othon, Assistant Planner
CITY OF PACIFIC GROVE
Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd
Permit Application

<table>
<thead>
<tr>
<th>Project Address:</th>
<th>955 walnut</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Description:</td>
<td>Historic Screening</td>
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</tbody>
</table>

| APN: | 006-633-015 |

| Will the project create, add, or replace impervious surface? | ☑ No |
| Will the project impact any tree(s) on site? | ☑ Yes |

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Owner</th>
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<tbody>
<tr>
<td>Name:</td>
<td>Kecong</td>
</tr>
<tr>
<td>Phone:</td>
<td>655-3821</td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>P.O.Box 869 PC</td>
</tr>
<tr>
<td>Name:</td>
<td>Yun Bu Nam &amp; Hyok</td>
</tr>
<tr>
<td>Phone:</td>
<td></td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>955 Walnut</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Permit Request:</th>
</tr>
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<tbody>
<tr>
<td>☑ CRD: Counter Determination</td>
</tr>
<tr>
<td>☑ AP: Architectural Permit</td>
</tr>
<tr>
<td>☑ AIP: Administrative AP</td>
</tr>
<tr>
<td>☑ ADC: Arch Design Change</td>
</tr>
<tr>
<td>☑ ASP: Admin Sign Permit</td>
</tr>
<tr>
<td>☑ SP: Sign Permit</td>
</tr>
<tr>
<td>☑ UP: Use Permit</td>
</tr>
<tr>
<td>☑ AUP: Administrative UP</td>
</tr>
<tr>
<td>☑ ADU: Acc. Dwelling Unit</td>
</tr>
<tr>
<td>☑ LLA: Lot Line Adjustment</td>
</tr>
<tr>
<td>☑ IHS: Initial Historic Screening</td>
</tr>
<tr>
<td>☑ HPP: Historic Preservation</td>
</tr>
<tr>
<td>☑ A: Appeal</td>
</tr>
<tr>
<td>☑ TPD: Tree Permit W/ Dev't</td>
</tr>
<tr>
<td>☑ EIR: Environmental Impact</td>
</tr>
<tr>
<td>☑ VAR: Variance</td>
</tr>
<tr>
<td>☑ MMP: Mitigation Monitoring</td>
</tr>
<tr>
<td>☑ Stormwater Permit</td>
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<td>☑ Other:</td>
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<table>
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<tr>
<th>CEQA Determination:</th>
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<tbody>
<tr>
<td>☑ Exempt</td>
</tr>
<tr>
<td>☑ Initial Study &amp; Mitigated Negative Declaration</td>
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<tr>
<td>☑ Environmental Impact Report</td>
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<table>
<thead>
<tr>
<th>Review Authority:</th>
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</thead>
<tbody>
<tr>
<td>☑ Staff</td>
</tr>
<tr>
<td>☑ ZA</td>
</tr>
<tr>
<td>☑ SPRC</td>
</tr>
<tr>
<td>☑ ARB</td>
</tr>
<tr>
<td>☑ HRC</td>
</tr>
<tr>
<td>☑ PC</td>
</tr>
<tr>
<td>☑ CC</td>
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<table>
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<tr>
<th>Active Permits:</th>
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<tbody>
<tr>
<td>☑ Active Planning Permit</td>
</tr>
<tr>
<td>☑ Active Building Permit</td>
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<tr>
<td>☑ Active Code Violation Permit #:</td>
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<table>
<thead>
<tr>
<th>Overlay Zones:</th>
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</thead>
<tbody>
<tr>
<td>☑ Butterfly Zone</td>
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<tr>
<td>☑ Coastal Zone</td>
</tr>
<tr>
<td>☑ Area of Special Biological Significance (ASBS)</td>
</tr>
<tr>
<td>☑ Environmentally Sensitive Habitat Area (ESHA)</td>
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</table>

<table>
<thead>
<tr>
<th>Property Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot:</td>
</tr>
<tr>
<td>ZC:</td>
</tr>
<tr>
<td>Block:</td>
</tr>
<tr>
<td>GP:</td>
</tr>
<tr>
<td>Tract:</td>
</tr>
<tr>
<td>Lot Size:</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Historic Resources Inventory</th>
<th>Archaeologically Sensitive Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑</td>
<td>☑</td>
</tr>
</tbody>
</table>

**Staff Use Only:**

- Received by: LO
- Assigned to: AO

**RECEIVED**

MAR 10 2020

**PAID**

SP 470.08

3-10-2020
INDEMNIFICATION CONDITION

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

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

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

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

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

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

Applicant Signature: ___________________________ Date: 3/10/2020

Owner Signature (Required): ___________________________ Date: 3/10/2020
<table>
<thead>
<tr>
<th>Date</th>
<th>Owner</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-7-63</td>
<td>Kenneth &amp; Birdie Bain</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Kenneth Bain</td>
<td></td>
</tr>
<tr>
<td>2-17-64</td>
<td>Fred X &amp; Helen M. Fry</td>
<td></td>
</tr>
<tr>
<td>4-27-67</td>
<td>Walter W. Wilson</td>
<td></td>
</tr>
</tbody>
</table>
### CITY OF PACIFIC GROVE

**Building Permit**

**ISSUED PURSUANT TO THE BUILDING AND ZONING ORDINANCE OF THE MUNICIPAL CODE**

<table>
<thead>
<tr>
<th>Location</th>
<th>955 WALNUT</th>
<th>Assessor's No.</th>
<th>6-633-15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot</td>
<td>15</td>
<td>Block</td>
<td>2</td>
</tr>
<tr>
<td>Tract</td>
<td>MARINA PINES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nature of Improvement</td>
<td>ADDITION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Type Construction</td>
<td>(12' \times 14')</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Occupancy Group</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Use Zone</td>
<td>(R-1)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard</td>
<td>23'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Left Side Yard</td>
<td>7.6'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alley</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Yard</td>
<td>EXISTING</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Right Side Yard</td>
<td>EXISTING</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Architectural Approval No.</td>
<td>DEL MONTI</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Date Approved</td>
<td>AUGUST 27, 1968</td>
<td></td>
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</tr>
<tr>
<td>Variance No.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Use Permit No.</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Date Approved</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Required Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No. Family Units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Yard Area Required</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bldg. Site Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sign Permit No.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Date Approved</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Foundation</td>
<td>CONT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structural Frame</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No. Stories</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Finish</td>
<td>STUCCO</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td>7' 9&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Finish</td>
<td>PANEL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No. Rooms</td>
<td>1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

**Signature of Permittee**

Owner: Mrs. L. I. Wilson

Builder: OWNIN

Valuation: 2,000

Permit Fee: 20.00

Total Fee: 20.00

Date: AUGUST 27, 1968

Issued By: Building Department

No: 205
**CITY OF PACIFIC GROVE**

**Building Permit**

**ISSUED PURSUANT TO THE BUILDING AND ZONING ORDINANCE OF THE MUNICIPAL CODE**

<table>
<thead>
<tr>
<th>Location</th>
<th>Assessor's No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot...</td>
<td>Block...</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Nature of Improvement</th>
<th>No. of Buildings</th>
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<table>
<thead>
<tr>
<th>Type Construction</th>
<th>Dimensions</th>
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<table>
<thead>
<tr>
<th>Occupancy Group</th>
<th>Set-Backs</th>
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<tbody>
<tr>
<td>Front Yard</td>
<td>Left Side Yard</td>
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</table>

<table>
<thead>
<tr>
<th>Fire Zone</th>
<th>Use Zone</th>
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<tbody>
<tr>
<td>Rear Yard</td>
<td>Right Side Yard</td>
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<table>
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<tr>
<th>Architectural Approval No.</th>
<th>Date Approved</th>
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<table>
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<th>Variance No.</th>
<th>Date Approved</th>
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</table>

<table>
<thead>
<tr>
<th>Use Permit No.</th>
<th>Date Approved</th>
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</table>

<table>
<thead>
<tr>
<th>Required Parking Spaces</th>
<th>No. Family Units</th>
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</table>

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<thead>
<tr>
<th>Open Yard Area Required</th>
<th>Bldg. Site Area</th>
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<thead>
<tr>
<th>Sign Permit No.</th>
<th>Date Approved</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Foundation</th>
<th>Structural Frame</th>
<th>No. Stories</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>Exterior Finish</th>
<th>Roof</th>
<th>Height</th>
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</table>

<table>
<thead>
<tr>
<th>Interior Finish</th>
<th>Floor</th>
<th>No. Rooms</th>
</tr>
</thead>
</table>

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**Signature of Permittee**

---

<table>
<thead>
<tr>
<th>Owner</th>
<th>Total Fee</th>
<th>Date</th>
<th>Issued By</th>
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</thead>
<tbody>
<tr>
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<td>Building Department</td>
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<table>
<thead>
<tr>
<th>Builder</th>
<th>Valuation</th>
<th>Permit Fee</th>
<th>Plan Ck. Fee</th>
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<tbody>
<tr>
<td></td>
<td>$300.00</td>
<td>$5.00</td>
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**No.** 289
APPLICATION FOR BUILDING PERMIT
CITY OF PACIFIC GROVE
ASSessor's No.

Applicant to complete numbered spaces which apply

1. JOB ADDRESS
2. MAIL ADDRESS
3. CONTRACTOR
4. ARCHITECT/ENGINEER
5. USE OF BUILDING
6. S.F.D.
7. Class of work:

8. Describe work:

9. Change of use from

10. Valuation of work:

SPECIAL CONDITIONS

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OF ISSUE. CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

SIGNATURE OF OWNER (IF OWNER BUILDER)

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Section 7030 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class

License Number

OWNER-BUILDER DECLARATION

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

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

Applicant:

You will be contacted by MRWPCA Source Control Division

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

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name

Lender's Address

Page 96 of 219
TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, Senior Planner
MEETING DATE: 05/27/2020
SUBJECT: Adoption of HRC Resolution 20-03
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION
Adopt HRC Resolution 20-03 reflecting the actions of the Historic Resources Committee at its February 26, 2020, meeting.

Attachments

HRC Resolution 20-03
RESOLUTION NO. 20-03

HISTORIC DETERMINATION FOR THE DELETION OF THIRTEEN (13) PROPERTIES FROM THE CITY OF PACIFIC GROVE’S HISTORIC RESOURCES INVENTORY AS REFERENCED IN THE TABLE BELOW

FACTS

1. In 2018, the City Council of the City of Pacific Grove directed the Community Development Department to undertake the task of updating the City’s Historic Resources Inventory (Inventory).

2. To assist with the effort, the City contracted with Page & Turnbull, a qualified historic consulting firm which, as a result of field work and research, prepared the Historic Resources Inventory Update Survey Report (Report) which was finalized and accepted by the City Council on November 20, 2019.

3. The Report analyzed every one of the 1,303 buildings currently on the Inventory, prepared Dept. of Parks & Recreation (DPR) Form 523 documents for each property, and recommended the removal of 371 (28%) of the properties from the Inventory due to changes over time resulting in the loss of historic integrity and/or significance.

4. The properties in the following table were removed from the Inventory on February 26, 2020:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Assessor Parcel No.</th>
<th>Property Owner</th>
<th>Reason for Removal from the HRI</th>
<th>(Original) Approx. Year Built</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. 212 4th St.</td>
<td>006-254-003</td>
<td>Zellmer, L &amp; B</td>
<td>Several additions result in loss of integrity</td>
<td>1920</td>
</tr>
<tr>
<td>2. 138 9th St.</td>
<td>006-202-002</td>
<td>Carter, B &amp; J</td>
<td>Several additions; original form no longer visible; lost integrity</td>
<td>1914</td>
</tr>
<tr>
<td>3. 150 13th St.</td>
<td>006-176-012</td>
<td>Mason, P</td>
<td>Front addition results in lost integrity</td>
<td>1905</td>
</tr>
<tr>
<td>4. 308 14th St.</td>
<td>006-285-004</td>
<td>Anderson, T &amp; R</td>
<td>Cumulative alterations/addition; lost integrity</td>
<td>1906</td>
</tr>
<tr>
<td>5. 511 18th St.</td>
<td>006-476-007</td>
<td>Spade, N</td>
<td>Large addition results in lost integrity</td>
<td>1908</td>
</tr>
<tr>
<td>6. 244 Central Ave.</td>
<td>006-221-006</td>
<td>Martine, H</td>
<td>Several additions result in lost integrity</td>
<td>1905</td>
</tr>
<tr>
<td>7. 217 Forest Ave.</td>
<td>006-282-017</td>
<td>Olsson, P &amp; R.S.</td>
<td>Entire front window/door system altered; original brick bulkhead plastered; lost integrity</td>
<td>1933</td>
</tr>
<tr>
<td>8. 601 Fountain Ave.</td>
<td>006-544-004</td>
<td>Man, Y</td>
<td>2nd story addition; alterations result in lost integrity</td>
<td>1912</td>
</tr>
<tr>
<td>9. 182 Laurel Ave.</td>
<td>006-244-003</td>
<td>Miller, J &amp; V</td>
<td>Large additions incompatible; lost integrity</td>
<td>1930</td>
</tr>
<tr>
<td>10. 147 Monterey Ave.</td>
<td>006-209-001</td>
<td>Holthouse, L &amp; M.L</td>
<td>No historic significance</td>
<td>1920</td>
</tr>
<tr>
<td>11. 420 Sinex Ave.</td>
<td>006-535-013</td>
<td>Paff, J &amp; S</td>
<td>Cumulative alterations result in lost integrity</td>
<td>1912</td>
</tr>
</tbody>
</table>

5. The properties in the following table were continued to the March 25, 2020, meeting for further review and discussion:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Assessor Parcel No.</th>
<th>Property Owner</th>
<th>Reason for Removal from the HRI</th>
<th>(Original) Approx. Year Built</th>
</tr>
</thead>
<tbody>
<tr>
<td>18. 864 Laurel Ave.</td>
<td>006-333-006</td>
<td>Davis, M &amp; J</td>
<td>Alteration to original form; lost integrity</td>
<td>1900</td>
</tr>
<tr>
<td>19. 219 Bentley St.</td>
<td>006-342-008</td>
<td>Dunn, M</td>
<td>Cumulative alterations; lost integrity</td>
<td>1926</td>
</tr>
</tbody>
</table>
6. The following property was retained on the Inventory by a vote of the Committee at its February 26, 2020, meeting:

<table>
<thead>
<tr>
<th>No.</th>
<th>Street Address</th>
<th>Parcel Number</th>
<th>Consultant</th>
<th>Reason</th>
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<tbody>
<tr>
<td>20</td>
<td>220 Bentley St.</td>
<td>006-341-008</td>
<td>Aeschliman, G &amp; R</td>
<td>Addition results in loss of integrity</td>
</tr>
</tbody>
</table>

**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 as Nos. 1 – 17 above be removed from the Historic Resources Inventory per PGMC 23.76.030, Nos. 18 and 19 were continued to the next meeting of the Committee, and #20 was retained on the Inventory. 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 27th day of May, 2020, by the following vote:

AYES: 
NOES: 
ABSTENTIONS: 
ABSENT: Claudia Sawyer, Chair

ATTEST: Alyson Hunter, Senior Planner
TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, Senior Planner
MEETING DATE: 05/27/2020
SUBJECT: Approval of February 26, 2020, Historic Resources Committee Meeting Minutes
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION
Adopt the draft February 26, 2020, minutes as presented.

Attachments
Draft 2-26-20 Minutes
1. Call to Order - 3:00 p.m.

2. Roll Call

   Members Present: Mimi Sheridan, Vice Chair, Mark Travaille, Joseph Rock, Jill Kleiss, Secretary; Rick Steres, Geoff Welch.

   Members Absent: Claudia Sawyer, Chair.

3. Approval of Agenda

   On a motion by Member Rock, seconded by Member Steres, the Committee voted 6-0-1 (Sawyer absent) to approve the agenda.

   Motion passed.

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

   Vice-Chair Sheridan shared an update on the recent California Preservation Foundation (CPF) workshop and noted that the CPF Conference is upcoming in May.

5. General Public Comment

   Lisa Ciani spoke on the City’s work at Lover’s Point & the importance of cultural resources.

6. Reports of Council Liaison

   Councilmember Tomlinson provided an update on actions taken at recent City Council meetings.

7. Items to be Continued or Withdrawn - None

8. Consent Agenda

   a. Approval of January 22, 2019, HRC Minutes
      Recommended Action: Approve minutes
      CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines §15378
      Staff Reference: Alex Othon, Assistant Planner

   b. Initial Historic Screening Request No. IHS 20-0083, 1223 Surf Ave.
      Description: Initial Historic Screening
On a motion by Member Steres, seconded by Member Rock, the Committee voted 6-0-1 (Sawyer absent) to approve the Consent Agenda.

Motion passed.

9. Continued Items - None

10. Regular Agenda

a. Election of Officers
   Recommendation: Hold an election for Chair, Vice Chair, and Secretary
   Reference: Alyson Hunter, Senior Planner
   CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

On a nomination by Rock, seconded by Travaille, the Committee voted 6-0-1 (Sawyer absent) to reelect Claudia Sawyer as Chair.

Motion passed.

On a nomination by Rock, seconded by Travaille, the Committee voted 6-0-1 (Sawyer absent) to reelect Mimi Sheridan as Vice-Chair.

Motion passed.

On a nomination by Rock, seconded by Travaille, the Committee voted 6-0-1 (Sawyer absent) to reelect Jill Kleiss as Secretary.

Motion passed.

b. Architectural Permit 19-0683, 228 1st Street, APN 006-242-007
   Description: An Architectural Permit (AP) for a 64 sq. ft. second-story, rear addition.
   Applicant/Owner: Suzanne Weichert
   CEQA status: Not a project per CEQA Guidelines, Sections 15301(e)(1) and 15331
   Staff reference: Alex Othon, Assistant Planner
   Recommended action: Approve the permit subject to findings, conditions, and Class 3 and 31 CEQA Exemptions.

   Alex Othon, Assistant Planner, provided a staff report.
   The Chair opened the floor to public comment.
   The Chair closed the floor to public comment.
   The Committee discussed the item.

   On a motion by Member Rock, seconded by Member Welch, the Committee voted 6-0-1 (Sawyer absent) to approve the item.

   Motion passed.

c. Removal of Twenty (20) Heavily Modified Properties from the Historic Resources Inventory (HRI)
   Project Description: On November 20, 2019, the City Council accepted the Final Historic Resources Inventory (HRI) Survey Update, including the recommendations for deletion, and directed the Historic Resources Committee (HRC) to begin the removal process. The 20 properties below represent the second group of proposed deletions.
On a motion by Member Rock, seconded by Member Welch, the Committee voted 5-1-1 (Sheridan opposed, Sawyer absent) to remove Nos. 1, 2, 4, 6, 7, 16, 17, 18, 19, and 20 from the Historic Resources Inventory.
Motion passed.

5. 315 5th St. 006-257-006

On a motion by Member Rock, seconded by Member Travaille, the Committee voted 6-0-1 (Sawyer absent) to remove 315 5th Street from the Historic Resources Inventory.
Motion passed.

9. 315 14th St. 006-279-008
On a motion by Member Rock, seconded by Member Steres, the Committee voted 6-0-1 (Sawyer absent) to remove 315 14th Street from the Historic Resources Inventory.
Motion passed.

8. 308 14th St. 006-285-004

On a motion by Member Rock, seconded by Member Steres, the Committee voted 4-2-1 (Travaille and Kleiss opposed, Sawyer absent) to remove 308 14th Street from the Historic Resources Inventory.
Motion passed.

12. 212 Carmel Av. 006-274-004

On a motion by Member Rock, seconded by Member Steres, the Committee voted 5-1-1 (Steres opposed, Sawyer absent) to remove 212 Carmel Avenue from the Historic Resources Inventory.
Motion passed.

15. 864 Laurel Ave. 006-333-006

On a motion by Member Travaille, seconded by Member Welch, the Committee voted 5-1-1 (Sheridan opposed, Sawyer absent) to continue this item to the next meeting.
Motion passed.

3. 523 2nd St. 006-515-009

On a motion by Member Rock, seconded by Member Steres, the Committee voted 6-0-1 (Sawyer absent) to remove 523 2nd Street from the Historic Resources Inventory.
Motion passed.

13. 522 Central Av. 006-181-009

On a motion by Member Rock, seconded by Member Steres, the Committee voted 6-0-1 (Sawyer absent) to remove 522 Central Avenue from the Historic Resources Inventory.
Motion passed.

14. 409 Chestnut St. 006-443-010

On a motion by Member Rock, seconded by Member Travaille, the Committee voted 6-0-1 (Sawyer absent) to remove 409 Chestnut Street from the Historic Resources Inventory.
Motion passed.

10. 219 Bentley St. 006-342-008

On a motion by Member Travaille, seconded by Member Steres, the Committee voted 5-1-1 (Sheridan opposed, Sawyer absent) to continue the item to the next meeting.
Motion passed.

11. Presentations and Trainings
   a. Coastal Development Permit (CDP) Tutorial
      Recommendation: Receive training on CDP procedure, process.
      Reference: Alyson Hunter, Senior Planner
      CEQA Status: Does not constitute a “Project” per § 15378 of the CEQA Guidelines.
Alyson Hunter, Senior Planner, provided a staff report and answer Committee Members’ questions.
The Chair opened the floor to public comment.
The following member of the public spoke on the item:
Lisa Ciani spoke on the importance of the Cultural & Historic Resources sections of the Local Coastal
Plan.
The Chair closed the floor to public comment.

12. Adjournment – 4:14 p.m.

Next meeting is date is March 25, 2020 at 3:00 p.m.
TO: Chair Sawyer and Members of the Historic Resources Committee  
FROM: Alyson Hunter, Senior Planner  
MEETING DATE: 05/27/2020  
SUBJECT: Deletion of 864 Laurel Ave. from the City's Historic Resources Inventory (HRI).  
This item was continued from the February 26, 2020 meeting.  
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378  

From: Alyson Hunter, Senior Planner  

RECOMMENDATION  
Delete 864 Laurel Ave. from the City's Historic Resources Inventory (HRI) due to lost historic integrity.  

BACKGROUND  
On November 20, 2019, the City Council accepted the Final Historic Resources Inventory (HRI) Survey Update, including the recommendations for deletion, and directed the Historic Resources Committee (HRC) to begin the removal process.  

This item was discussed at the HRC's February 26, 2020, meeting. The HRC was unable to make a decision on whether the property should be removed from the HRI and the item was continued to a date uncertain. This agenda item has been renoticed for this date.  

DISCUSSION  
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. (Page & Turnbull, 2019)  

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

Attachments  
DPR Form for 864 Laurel Ave.
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMAR Y RECORD  

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

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:**

- 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  
- 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.)

**P5a. Photo**

*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


*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 #: 864 Laurel Ave (APN 006333006000)
*Recorded By: Hannah Simonson  *Date Recorded: 8/28/2018  Finalized: 10/18/2019

Reference:

Name: 864 Laurel Ave (APN 006333006000)

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.

<table>
<thead>
<tr>
<th>National/ California Register</th>
<th>PG Municipal Code §23.76</th>
<th>Significance</th>
<th>Discussion of Individual Eligibility</th>
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<td>Events, Patterns &amp; Trends</td>
<td>Not found to be eligible under these criteria during the course of this survey.</td>
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<tr>
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<td>C</td>
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<td>C/3</td>
<td>D, E, F, G, H, I</td>
<td>Architecture &amp; Design</td>
<td>Not found to be eligible under these criteria during the course of this survey due to loss of historic integrity.</td>
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<tr>
<td>D/4</td>
<td>Information Potential</td>
<td>Properties were not evaluated for significance under these criteria as part of this survey.</td>
<td></td>
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References:

DPR523L (1/95)  *Required Information
TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, Senior Planner
MEETING DATE: 05/27/2020
SUBJECT: Deletion of 219 Bentley St. from the City's Historic Resources Inventory (HRI). This item was continued from the February 26, 2020 meeting.
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION
Delete 219 Bentley St. from the City's Historic Resources Inventory (HRI) due to loss of historic integrity.

BACKGROUND
On November 20, 2019, the City Council accepted the Final Historic Resources Inventory (HRI) Survey Update, including the recommendations for deletion, and directed the Historic Resources Committee (HRC) to begin the removal process.

This item was first heard by the HRC at its February 26, 2020, meeting. The HRC was unable to make a determination and continued it to a date uncertain. The item has been renoticed for this meeting.

DISCUSSION
The second-story addition overwhelms the original form and massing is obscured. Cumulative additions and alterations have resulted in the loss of historic integrity. (Page & Turnbull, 2019)

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

Attachments
DPR Form for 219 Bentley St.
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:
- 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
- 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.)

*P5a. Photo

*P5b. Description of Photo: Primary façade, 8/27/2018.

*P6. Date Constructed/Age & Sources:
- 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


*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:

DPR523A (1/95)  *Required Information
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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

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<tr>
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<th>Discussion of Individual Eligibility</th>
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<td>A, B</td>
<td>Events, Patterns &amp; Trends</td>
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<td>Persons</td>
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<td>C/3</td>
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<td>Architecture &amp; Design</td>
<td>Not found to be eligible under these criteria during the course of this survey due to loss of historic integrity.</td>
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<td>Information Potential</td>
<td>Properties were not evaluated for significance under these criteria as part of this survey.</td>
<td></td>
</tr>
</tbody>
</table>


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.

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) Period of Significance: Not Applicable
Integrity: No Historic Integrity 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.
TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, Senior Planner
MEETING DATE: 05/27/2020
SUBJECT: Historic Determination to Remove 212 4th St. from the Historic Resources Inventory
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION
Remove the property from the Historic Resources Inventory due to loss of historic significance and/or historic integrity.

Based on the Department of Recreation Form 524 prepared for the property (Page & Turnbull, Aug. 2018), the structure has lost its original historic integrity through numerous additions and other alterations, including the addition of vinyl windows.

Attachments
DPR Form
**Resource Name or #:** 212 4th St (APN 006254003000)

**P1. Other Identifier:** 212-A 4th St, 212-B 4th St

*P2. Location: [ ] Not for Publication [ ] Unrestricted  
- **a. County:** Monterey

*P3a. Description:
- Architectural Style(s): Craftsman
- Construction Type: Wood Frame
- Number of Stories: 2
- Basement: Yes
- Garage: Attached
- Roof Type(s): Gable
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Wood Shingle
- Window Type(s): Casement
- Window Material(s): Wood, Vinyl

- Architectural Features: Chimney, Open Porch, Bay Window(s)
- Decorative Details: Brackets, Gable Trim
- Alterations: Incompatible Addition, Altered Form or Roofline, 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.)

*P5a. Photo

*P5b. Description of Photo: 
Primary façade, 8/1/2018.

*P6. Date Constructed/Age & Sources: 
- Prehistoric
- Protohistoric
- Historic
- Unknown

1920. Sources: PG HRI Database (6/19/18).

*P7. Owner and Address: 
Zellmer Lloyd Gene & Barbara Anne Tr  
25845 S Carmel Hills  
Carmel, CA 93923

*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


*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:
**Historic Name:**

<table>
<thead>
<tr>
<th>Original Use</th>
<th>Present Use</th>
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</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Residential</td>
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</tbody>
</table>

**Original Owner:**

<table>
<thead>
<tr>
<th>Architect/Builder</th>
</tr>
</thead>
</table>

### Significance

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

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

**Integrity:** No Historic Integrity

**Eligible for Pacific Grove HRI:** No

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

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

**Evaluation Notes:** Cumulative alterations, including several additions and vinyl windows, have resulted in loss of historic integrity.

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<td>Information Potential</td>
<td>Properties were not evaluated for significance under these criteria as part of this survey.</td>
<td></td>
</tr>
</tbody>
</table>

### References:

TO: Chair Sawyer and Members of the Historic Resources Committee  
FROM: Alex Othon, Assistant Planner  
MEETING DATE: 05/27/2020  
SUBJECT: An Architectural Permit for 135 18th Street.  
CEQA: Categorical Exemption, CEQA Guidelines 15331, Historical Resources Restoration/Rehabilitation  
From: Alex Othon, Assistant Planner  

RECOMMENDATION  
Staff recommends that the Historic Resources Committee approve Architectural Permit 20-0062 subject to findings, conditions of approval, and Classes 1 and 31 CEQA Categorical Exemptions.

BACKGROUND  
Site Description  
The subject property is 1,800 square feet in size and zoned R-3-PGR. The site is currently developed with an approximately 554 sf existing one-story residence, a 174 sf Accessory Dwelling Unit (ADU) and a 99 sf shed. City records indicate the residence was constructed in 1905. According to the provided Phase II report (Urban Programmers, November 2019), the ADU in the rear was constructed sometime around 1921. The Folk-Victorian home is included on the Historic Resources Inventory (HRI).

As described in the attached Phase II Historic Assessment (Urban Programmers, November 2019), the proposed alterations will not significantly affect the historic resource as the project will retain the home's historically significant elevations. The report concludes that the proposal is in compliance with the Secretary of the Interior's Standards for Rehabilitation and that the Class 31 CEQA exemption is appropriate.

Per the Local Coastal Program Implementation Plan Section 23.90.040 (A), this project is exempt from a Coastal Development Permit.

Surrounding Land Uses  
The property is on the east side of 18th Street, between Union St. and Central Avenues. The property is surrounded by an eclectic mix of one- and two-story single family dwellings on small lots in the Pacific Grove Retreat.

DISCUSSION
Applicable General Plan Policies

The Pacific Grove General Plan provides a framework for future growth and development within the City. The Land Use Element includes goals and policies that call for orderly, well-planned, and balanced development consistent with the historic nature of Pacific Grove, the capacity of the City's infrastructure, and ability to assimilate new growth. The property has a general plan designation of Residential High-Density with an allowed density of up to 19.8 dwelling units per acre.

Applicable Zoning Code Regulations

General Plan goals and policies are implemented by Title 23 of the Pacific Grove Municipal Code (PGMC). Chapter 23.26 of the PGMC describes the permitted uses and development standards of the R-3-PGR zoning district. Per Section 23.26 of the PGMC, the intent of this chapter is to regulate uses within the single-family zoning district. The applicant has provided a Project Data Sheet indicating that the development standards of the zoning district, including building coverage, site coverage and gross floor area, have been met. The project is asking for no exceptions to the zoning code.

Architecture and Historic Resources

The applicant enlisted Urban Programmers to prepare a Phase II historic assessment to address the proposed modifications. This report (attached) concluded that the impact of the proposed alterations will not cause a significant change to the historic building and will not create a significant adverse effect on the environment.

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

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

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

Guideline No. 27: A building should be in scale with its site.
The proposed addition is smaller than the portion to be demolished and will not negatively impact the site or result in a building which is out of scale with its site.

Guideline No. 28: An addition should complement and balance the overall form, mass, and composition of the existing building.
The proposed addition is smaller than the portion of the building to be demolished and will complement the form, composition, and mass of the existing building.

Guideline No. 31: Additions should be designed so that the pitch of the new roof matches or complements the pitch of the existing roof lines.
The existing shed roof will be demolished and the proposed addition will be constructed with a gable roof that matches the pitch of the existing single-family residence.

RESPECTFULLY SUBMITTED:
Attachments

Application
135 18th St DPR Form
Phase II Report
Notice of Exemption
Plan Set
Architectural Permit 20-0062
CITY OF PACIFIC GROVE
Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd
Permit Application

<table>
<thead>
<tr>
<th>Application #</th>
<th>AP 20-0062</th>
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<tbody>
<tr>
<td>Date:</td>
<td>2/15/2020</td>
</tr>
<tr>
<td>Total Fees:</td>
<td>$4,507.70</td>
</tr>
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Project Address: M5 18½ ST. APN: 006-163-013
Project Description: REBUILD SMALL BATHROOM

Will the project create, add, or replace impervious surface? ☑ Yes ☑ No
Will the project impact any tree(s) on site? ☑ Yes ☑ No

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name:</td>
<td>James Smyth</td>
</tr>
<tr>
<td>Phone:</td>
<td>915-9513</td>
</tr>
<tr>
<td>Email:</td>
<td>James @ jnsai.com</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>716 North Ave, P.G., CA. 93950</td>
</tr>
<tr>
<td></td>
<td>McFarlane and McFarlane</td>
</tr>
<tr>
<td>Phone:</td>
<td>415-351-8406</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:ssheley@ssheleygmbh.com">ssheley@ssheleygmbh.com</a></td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>3217m street, Pacific Grove, CA 93950</td>
</tr>
</tbody>
</table>

Permit Request:
[ ] CRD: Counter Determination [ ] SP: Sign Permit
[ ] AP: Architectural Permit [ ] UP: Use Permit
[ ] AAP: Administrative AP [ ] AUP: Administrative UP
[ ] ADC: Arch Design Change [ ] ADU: Acc. Dwelling Unit
[ ] ASP: Admin Sign Permit [ ] LLA: Lot Line Adjustment
[ ] IHS: Initial Historic Screening [ ] VAR: Variance
[ ] HPP: Historic Preservation [ ] MMP: Mitigation Monitoring
[ ] A: Appeal [ ] Stormwater Permit
[ ] TPD: Tree Permit W/ Dev't [ ] Other: ____________, ____________, ____________, ____________

CEQA Determination:
Exempt
[ ] Initial Study & Mitigated Negative Declaration [ ] Environmental Impact Report

Review Authority:
[ ] Staff [ ] ZA [ ] SPRC [ ] ARB
[ ] CHRC [ ] PC [ ] CC [ ]

Active Permits:
[ ] Active Planning Permit [ ] Active Building Permit
[ ] Active Code Violation Permit #: ____________
[ ] EIR: Environmental Impact Report

Overlay Zones:
[ ] Butterfly Zone [ ] Coastal Zone
[ ] Area of Special Biological Significance (ASBS) [ ] Environmentally Sensitive Habitat Area (ESHA)

Property Information
Lot: 4 Block: 50 Tract: PG Retreat
ZC: R-3-04-C GP: 402 Lot Size: 1,822

[ ] Historic Resources Inventory [ ] Archaeologically Sensitive Area

Staff Use Only:
Received by: AD Assigned to: RECOMMENDED FOR APPROVAL
RECEIVED
FEB 05 2020
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

Page 1 of 2
Page 124 of 219

Paid 4,507.70
2-5-2020
INDEMNIFICATION CONDITION

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

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

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

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

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

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

Applicant Signature: [Signature]

Date: 2-5-20

Owner Signature (Required): [Signature]

Date: 2-5-20

Page 2 of 2

revised 8/16/2018
### Planning Permit Fee Calculation

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<th>Fee</th>
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<tr>
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<td>Architectural Design Change</td>
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<td>$1,469</td>
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<td>Counter Review &amp; Determination – no new square footage</td>
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<td>$212</td>
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<tr>
<td>Counter Review &amp; Determination – new square footage</td>
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<td>$856</td>
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<td>Initial Historic Screening</td>
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<td>Sign Permit</td>
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<td>Administrative Sign Permit</td>
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<tr>
<td>Use Permit and Amendments – Single Family</td>
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<tr>
<td>Major Administrative Use Permit</td>
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<td>Minor Administrative Use Permit</td>
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<td>Variance and Amendment</td>
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<td>Administrative Variance and Amendment</td>
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### Additional Fees

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<th>Fee Description</th>
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<td>General Plan Update Fee</td>
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<td>CEQA Exemption Fee</td>
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<td>Coastal Zone</td>
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<td>Noticing – Herald Ad</td>
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<td>Other</td>
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**Total Fees:** $4,507.70
# PROJECT DATA SHEET

<table>
<thead>
<tr>
<th><strong>Project Address:</strong></th>
<th>135 18th St.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicant(s):</strong></td>
<td>James Smith</td>
</tr>
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</table>

| **Permit Type(s) & No(s):** | 2-6-20 |

<table>
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<tr>
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<th><strong>Permitted</strong></th>
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<tr>
<td></td>
<td>R-1</td>
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<table>
<thead>
<tr>
<th><strong>Building Site Area</strong></th>
<th><strong>1800 SF.</strong></th>
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| **Density (multi-family projects only)** | **2** |

<table>
<thead>
<tr>
<th><strong>Building Coverage</strong></th>
<th><strong>Existing Condition</strong></th>
<th><strong>Proposed Condition</strong></th>
<th><strong>Notes</strong></th>
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<td>8%3%</td>
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<th><strong>Site Coverage</strong></th>
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<tr>
<th><strong>Gross Floor Area</strong></th>
<th><strong>Square Footage not counted towards Gross Floor Area</strong></th>
<th><strong>Impervious Surface Area Created and/or Replaced</strong></th>
<th><strong>Exterior Lateral Wall Length to be demolished in feet &amp; % of total</strong></th>
<th><strong>Exterior Lateral Wall Length to be built</strong></th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>15'</td>
<td>13'-7&quot; 13'-7&quot;</td>
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<table>
<thead>
<tr>
<th><strong>Building Height</strong></th>
<th><strong>Number of stories</strong></th>
<th><strong>Front Setback</strong></th>
<th><strong>Side Setback</strong></th>
<th><strong>Rear Setback</strong></th>
<th><strong>Garage Door Setback</strong></th>
<th><strong>Covered Parking Spaces</strong></th>
<th><strong>Uncovered Parking Spaces</strong></th>
<th><strong>Parking Space Size</strong></th>
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</thead>
<tbody>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>9' x 20'</td>
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<table>
<thead>
<tr>
<th><strong>Number of Driveways</strong></th>
<th><strong>Driveway Width (ft)</strong></th>
<th><strong>Back-up Distance</strong></th>
<th><strong>Eave Projection (into Setback)</strong></th>
<th><strong>Distances Between Eaves &amp; Property Lines</strong></th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>3' maximum</td>
<td>3' minimum</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Open Porch/Deck Projections</strong></th>
<th><strong>Architectural Feature Projections</strong></th>
<th><strong>Number &amp; Category of Accessory Buildings</strong></th>
<th><strong>Accessory Building Setbacks</strong></th>
<th><strong>Distance between Buildings</strong></th>
<th><strong>Accessory Building Heights</strong></th>
<th><strong>Fence Heights</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

[Rev. 01/14/14]
P1. Other Identifier:

*P2. Location: [ ] Not for Publication [x] Unrestricted  
   a. County: Monterey  
   b. USGS Quad(s): Monterey, California (1997)  
   c. Address: 135 18th St, Pacific Grove, CA 93950 (APN 006163013000)  
   d. UTM: 
   e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.623092026825, -121.918556089855

P3a. Description:

- Architectural Style(s): Folk Victorian  
- Construction Type: Wood Frame  
- Number of Stories: 1  
- Basement: Not Visible  
- Garage: None  
- Roof Type(s): Gable  
- Roof Material(s): Asphalt Shingle  
- Wall Material(s): Wood Shingle, Wood Bevel  
- Window Type(s): Hung  
- Window Material(s): Wood  
- Architectural Features: Chimney, Bay Window(s), Entry Portico  
- Decorative Details: Elaborated Gable End  
- Alterations:  
- Additional Remarks:

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

P4. Resources Present: [x] Building  

P5a. Photo

P5b. Description of Photo:

Primary façade, 8/2/2018.

P6. Date Constructed/Age & Sources:

[ ] Prehistoric  
[ ] Protohistoric  
[x] Historic  
[ ] Unknown  
1907. Sources: PG HRI Database (6/19/18).

P7. Owner and Address:

Mc Farlane & Mc Farlane
PO Box 1079
Clovis, CA 93613

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


* Required Information

DPR523A (1/95)
**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:** Good
- **Period of Significance:** 1907
- **Eligible for Pacific Grove HRI:** Yes
- **Level of Significance:** Local
- **Appears Individually Eligible for National Register and/or California Register:** Yes
- **California Historic Resource Status Codes:** 5S1, 3S, 3CS

**Evaluation Notes:**

<table>
<thead>
<tr>
<th>National/ California Register</th>
<th>PG Municipal Code §23.76</th>
<th>Significance</th>
<th>Discussion of Individual Eligibility</th>
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<tbody>
<tr>
<td>A/1</td>
<td>A, B</td>
<td>Events, Patterns &amp; Trends</td>
<td>Not found to be eligible under these criteria during the course of this survey.</td>
</tr>
<tr>
<td>B/2</td>
<td>C</td>
<td>Persons</td>
<td>Not found to be eligible under these criteria during the course of this survey.</td>
</tr>
<tr>
<td>C/3</td>
<td>D, E, F, G, H, I</td>
<td>Architecture &amp; Design</td>
<td>Eligible for the Pacific Grove HRI, and appears eligible for listing on the California Register/National Register. Significant for Folk Victorian design expressed by intact stylistic features, forms and/or construction methods. Good example of type and/or style from Pacific Grove Comes of Age (1903-1926) development period and retains historic integrity.</td>
</tr>
<tr>
<td>D/4</td>
<td>Information Potential</td>
<td></td>
<td>Properties were not evaluated for significance under these criteria as part of this survey.</td>
</tr>
</tbody>
</table>

**References:**
- Approved by City Council October 19, 2011.
135 18th Street
Pacific Grove, Monterey County, California
Phase Two Assessment

Assessment Prepared for: Ashley Gamble
135 18th Street
Pacific Grove, CA

Assessment Prepared by: Urban Programmers in Association with
MBA Architects
1176 Lincoln Avenue
San Jose CA 95125

Date Completed: November 4, 2019
A. Title Page

B. Table of Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>C. Introduction</td>
<td>3</td>
</tr>
<tr>
<td>D. Historical Background</td>
<td>4</td>
</tr>
<tr>
<td>E. Description of the Historic Resource</td>
<td>10</td>
</tr>
<tr>
<td>F. Evaluation for Significance</td>
<td>15</td>
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<tr>
<td>G. Impacts of the Proposed Project</td>
<td>22</td>
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<tr>
<td>H. Mitigation</td>
<td>26</td>
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<tr>
<td>I. Appendices</td>
<td></td>
</tr>
</tbody>
</table>
Section C. INTRODUCTION

The following provides the data set for the subject property;

Owner: McFarlane and McFarlane
Po Box 1079,
Clovis CA 93613-1079

Applicant: Ashley Gamble
135 18th Street
Pacific Grove, CA

Proposed Project Location: 135 18th Street, Pacific Grove
APN: 006-163-013-000

Description of the proposed project: The proposed project is to rehabilitate the small house that has no foundation, has termite damage in the framing an inadequate roof structure and lacks lateral seismic resistance. In addition, the electrical and plumbing systems are deteriorated and contain modifications that are not within the Building Code tolerance. The proposed project will provide a new perimeter concrete foundation, repair or replace-in-kind the damaged framing members and provide interior plywood for sheer values. The framing of the roof will be strengthened with an interior ridge beam. The rehabilitation will include new electrical and plumbing systems. These are shown in the architectural plan set, Sheets A1-A4. The building has a chimney that was added after the original construction and has been poorly repaired with noticeable changes in the pointing and is separating from the building. It is proposed to remove the chimney and eliminate the potential fire hazards described in the Phase II report by Cypress Sweeps Chimney Service, inspection report June 26, 2019. The proposed project does not replace the brick chimney.

Names and Qualifications of Professionals Completing the Assessment

The primary assessment of the history and background of the property was conducted by Urban Programmers, Bonnie Bamburg, who has compiled assessment report, National Register of Historic Places nominations and surveys or evaluations of historic resources for over 35 years. Others in the team include Walt Nagle, legal document research. The assessment of the proposed rehabilitation of the building was conducted by Marvin Bamburg AIA, Historic Architect, with over 50 years of experience in historic preservation.

The period of the assessment was August 2019 through October 2019
Methodology: The methodology for historical research and fact-finding followed traditional methods of studying legal property documents, research using the Pacific Grove Historic Context Statement, various publications and interviews with the current owners. The physical assessment relied upon the set of drawings designed by James Newsom Smith and prepared by Paul Henri Carvelho, Cad Drafting and Consulting Services, dated November 7, 2019. MBA Architects (Historic Architects NWIC) reviewed the drawings for conformance with the Secretary of the Interiors Standards for Rehabilitation, building methods and codes contained on the drawings.

Current Historical Resource Listing The house at 135 18th Street is listed in the Pacific Grove Historic Resource Inventory. It was recommended for retention in the inventory August 2019. The property appears eligible for listing in the NRHP, CRHR and Pacific Grove Historic Resource inventory through the survey process (prior to this report).

Executive Summary: Urban Programmers confirmed that the property was eligible for listing in the National Register of Historic Places, the California Register of Historic Resources and the Pacific Grove Historic Resource Inventory. The proposed project is to rehabilitate the small house and to continue the residential use. The architectural plans reviewed, were found to be in compliance with the Secretary of the Interior’s Standards. Conversations with the architect and conversations with the architect, James N. Smith, confirmed the methods and specifications were in compliance with the Standards.

Section D. HISTORICAL BACKGROUND

The Pacific Grove Historical Context Statement¹ shows the habitation by the Native Population existed in the area of Pacific Grove well before the Spanish Period. However, during the Spanish Period Research shows only a small fortification at Point Pinos.² Further understanding of events that may have occurred in the area will be tied to uncovering archeological or pre-history materials.

The Mexican Era 1821-1848

This period was marked by the Mexican Revolution and the granting of large ranchos to individuals by the Mexican Governors, secularization of the Mission lands and increase in settlers from across the nation and the world. The granting of Rancho Punto de las Pinos by Mexican Governor Jose Figuera to Jose Maria Armenta, a soldier from the presidio at Monterey.

¹ City of Pacific Grove Historical Context Statement, Prepared by Page & Turnbull Inc. October 31, 2011
² Ibid page 31.
In 1833 the grant included 2,667 acres, all of Pacific Grove. After his death a year later, the land was enmeshed in several transfers until 1862 when it was patented. A fishing camp was established by Chinese immigrants on the coast at Point Aulones in what became Pacific Grove. The second important war was The Mexican-American War that established Much of Alta Mexico as California with the signing of the Treaty of Guadalupe Hildago in 1848,

**Early American Era 1849-1872.**

California became a territory and was admitted to the union as a state in 1850. Almost immediately the Coast Survey (1852) was undertaken to chart navigation along the coast and the harbor in Monterey Bay as it was already a significant port of commerce, and for the influx of fortune seekers coming to the gold fields. To improve safety entering the harbor, Point Pinos Light House was constructed and put into operation in 1855.

The only visible evidence of this era is the Point Pinos Lighthouse (1854). With land available for private ownership, entrepreneurs were attracted to the area, establishing the early framework for the City. David Jacks was one of these who saw the potential in Pacific Grove.

With statehood came the need to perfect titles to the land originally granted by Spain or Mexico. The City of Monterey was successful in the claim presented by Delos Rodeyn Ashley. It has been reported that Ashley submitted a bill for his services that was $991.50, a sum the City could not pay. To settle the bill the City sold former pueblo and mission lands of approximately 30,000 acres in 1859, to David Jacks, a Scotsman, who put up barely enough to pay the attorney. This clever entrepreneur continued to acquire land, often through a loan followed by foreclosure, until he held approximately 100,000 acres including Punta de los Pinos Rancho and what became Pacific Grove. While most of the land remained grazing land for cattle, the coast was leased to Chinese fishing and shell operations. Sending dried fish or shrimp to China were large operations requiring fishermen and shore labors. A community developed around the industry that is lost except in history.

**Early Development of Pacific Grove 1873-1902.**

The City of Pacific Grove began as a Methodist Retreat-a campground similar to those of the east coast. In September 1874, David Jacks' offer of 100 acres for a summer campground was accepted by the 23rd California Annual Conference of the Methodist Church. A leader in the process was the Reverend A. C. McDougall who subsequently constructed a house on the land. Located at 142 Pacific Avenue, this is the oldest house in Pacific Grove. The next year articles of incorporation were filed in Monterey for the Pacific Grove Retreat Association sponsored by the Methodist Church. Within a year the land had been plotted with a 5 acre site for the Christian camp and the rest in lots to be sold or rented through a profit sharing agreement between Jacks and the Pacific Grove Retreat Association to whom the land was sold for $1.

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3 City of Pacific Grove Historical Context Statement, Prepared by Page & Turnbull Inc. October 31, 2011, page 39
The first subdivision map of Pacific Grove was recorded in July 1875 showing 64 blocks with most lots 30 X 60. The central meeting space was octagonal in shape with canted streets leading into the center where sermons and preaching could be delivered to a congregation sitting on raised benches. The first meeting was held in August 1875, and lots were sold at the close of the meeting. One of the initial buyers, James A. Clayton, was not only a pillar of the First Methodist Church of San Jose but the founding owner of the leading real estate firm in that city as well as the first abstract (title company), and the First National Bank where he served as President. 4 When the financing plan between Pacific Grove Retreat Association and Jacks ended in foreclosure those lots already sold remained with their owners including Clayton. From the beginning Jacks provided various infrastructure and improvements to enhance the sale of lots. An ill-fated narrow-gauge railroad connected Pacific Grove to Salinas, a water delivery system and maintaining the property’s system of roads and trails. A boon to the area was the Chautauqua Literary and Science Circle that brought large summer crowds to Pacific Grove after 1880, but also constructed Chautauqua Hall (State Landmark 839). At the same time Christian denominations besides the Methodists, began using the facilities for conclaves. The 1880s also saw the first museum (natural history) and performing music added to the cultural spectrum of Pacific Grove. During this busy decade the Pacific Improvement Company, an offshoot of the Southern Pacific Railroad acquired land in and adjacent to Pacific Grove to develop the Hotel, Del Monte, and additional resort facilities. It was the Pacific Improvement Company that installed a water system, complete with a dam on the Carmel River and granite lined storage reservoir. They also improved streets and constructed 6 small cottages west of Grand Avenue. 5 In 1887, survey maps were recorded to expand the size of Pacific Grove with the First, Second and Third Additions. This extended the boundaries from First Street to 19th Street. The “City” was changing from the retreat and camp to a more urban configuration with full time residents, a fire house, school and library. Commercial businesses to support both the summer and year-round residents were located along Light House Avenue. At the end of the decade, 1889, the City of Pacific Grove was incorporate, Within the subdivisions, larger stylish homes were constructed closer to the water and the small cottages replacing the tent frames further out, the last appear along 17th and 18th Streets6 (the subject property is on 18th Street).

Pacific Grove Comes of Age 1903-1926

During the twenty-three years Pacific Grove experienced gradual expansion and growth in commercial development as well as residential buildings, civic buildings and infrastructure improvements.

The automobile that fueled California’s passion for independent travel was a large factor in the development of the waterfront entertainment area, auto camps, and hotels. Within the residential additions lots were sold, and houses constructed, many in the then fashionable

4 Arbuckle, Clyde. Clyde Arbuckle's History of San Jose. Smith & Mckay, 1986, page 59
5 City of Pacific Grove Historical Context Statement, Prepared by Page & Turnbull Inc. October 31, 2011, page 59
6 Sanborn Map of Pacific Grove 190
Period Revival styles which became economical by the availability of stucco for cladding even the smallest wood frame house. The feeling of early California was replicated in the Mission and versions of Spanish Colonial Revival styles—styles heavily promoted by the Southern Pacific Railroad and its publication Sunset Magazine. The publication was sent throughout the nation to encourage growth along its rail lines in California.

At the beginning of this era the tent cabins were replaced with small wood buildings that followed essentially the form and shape of the tents. It appears that some of the tent frames were simply covered with wood siding on the outside and “beaver board” on the inside. The use appears to have been similar to the former tent cabins as many were rented furnished or unfurnished. The Pacific Grove Review of February 1904 reported that in “the last year upwards of one hundred new cottages have been built in the Grove and about twenty moved and repaired.\(^7\)

The Sanborn Map of Pacific Grove for 1905 (above, portion of page 4) shows 18\(^{th}\) Street was still a street of tent cabins. The arrow indicated the parcel with a tent that became 135 18\(^{th}\) Street.

135 18\(^{th}\) Street, Pacific Grove

The prior history of Pacific Grove tells the story of what led to the construction of the house at 135 18\(^{th}\) Street.\(^9\) The parcel was created by the Pacific Grove Retreat in Block 50 as Lot 9. The

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\(^7\) Destructive testing on the house at 135 18\(^{th}\) Street confirms this.

\(^8\) City of Pacific Grove Historical Context Statement, Prepared by Page & Turnbull Inc. October 31, 2011, page 152

\(^9\) Because many small houses were moved in Pacific Grove research compared the 1905 and updated to 1926 Sanborn Maps for the blocks around the subject parcel. We could not identify a prior site for this house.
use was tent cabins that persisted after the land was acquired by the Pacific Improvement Company, and until after the turn of the century. In 1906-07 the tent was strengthened to become a small house. The house appears to have been constructed after 1905 and after the Pacific Improvement Company sold the property to Eunice Platt.

According to a handwritten account of the history by Margaret Sprague a later owner, there was a small house, and another small building was joined to the rear creating the narrow, linear house seen today. The owner of the property in 1908 was Eunice B. Platt. In 1834, Mrs. Platt was born Eunice Buckley Foote in Painesville, Ohio. After her marriage to Hiram Platt in Indiana, the couple moved to San Jose where Hiram was listed as a real estate agent in the 1870 and 1880 U.S. Census and in the City Directories. During his career he invested in land and in mortgages which were inherited by Eunice when he passed away after an accident in 1888. It appears that Eunice Platt began living with her daughter Emily Alice in Pacific Grove prior to purchasing the subject property. After Emily married Clarence Haydock, Eunice continued to live with them. They lived in Pacific Grove for a while and then moved to Los Angeles, before returning to San Jose. Eunice Platt lived to the age of 87, passing away in San Jose April 27, 1921. Records indicate the house in Pacific Grove was converted to a duplex after the family returned to San Jose by creating a unit in a small building in the rear. The property was investment property and rented until Eunice Platt passed away.

In 1921, the property was inherited by Emily Platt Haydock. Emily and her husband and daughter moved into the house briefly in 1926, before moving to a larger house at 176 Lighthouse Ave. After a period where it was vacant, probably when it was enlarged and refurbished, it was again rented. This appears to be when the board and batt siding was added, and the addition placed on the rear. The materials and design of the front façade indicate that it is at least 20 years older and does not appear to have been altered over the years. Clarence Haydock passed away in 1938 and the property was sold to Vahe Ashton.

Dr. Ashton attended the University of California (Berkeley and San Francisco) where he earned his Doctor of Dentistry degree in 1931. His first office was in Salinas. On September 4, 1937 he married Ann Owens and moved his home and office to 580 Munras Monterey. The 18th Street property remained an investment/rental property. In 1952, there were simultaneous transactions; Vahe Ashton sold it to Jack and Helen Armor and in another transaction the same day it was sold to Fred and Helen Fry. The Frys held the property for a year before selling it to Harry J. Murry July 2, 1953. Harry John Murphy lived in San Francisco where he was a real

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10 Interior destructive testing in 2019, shows evidence of fabric within the wall. This indicates the front and sides were added to the tent structure.
11 The Assessment records show an improvement in 1908 with an assessment of $300. The note indicated the property was owned by Pacific Improvement Company prior to 1908. This conflicts with the deed to Mrs. Platt.
12 Letter from Margaret Sprague-undated
13 Santa Clara County Probate Records, File No 74 16225-74 16251of the Estate of Hiram W. Platt, Emily A. Platt married Clarence Heydock who was from San Jose and became a Rail Road Agent.
15 Remembrance of Margaret Sprague in an undated note about the property.
estate salesman. The Pacific Grove property remained an investment. In 1960, seven years later, the property was sold. Harry John Murphy passed away in San Francisco in 1974. The next owners were J. Russell and Margaret Sprague, who owned and lived in the house next door at 133 18th Avenue. John Russell Sprague, worked for Hawaiian Construction and was well known in Pacific Grove for his business ventures which included taking over his father's business of renting the glass bottom "Swan Boats" at Lovers Point in 1948. These paddle boats had been operated by his father Nathanial Sprague for over 50 years. His father Nathanial, in partnership with S.A. Ely and John Birks, built the Bath House (Bath House Restaurant). During the WWII years, and before moving to Pacific Grove, Margaret lived in Carmel where she was a nurse at the Carmel Hospital.17 The property remained an investment during the time the Spragues owned it. At some point, Margaret Sprague wrote a note describing the house and how it was enlarged.18 J. Russell Sprague passed away in 1968, and Margaret in 1985. The property passed to Effeda Sprague and Russell Fairbanks who both immediately deeded the property to Cheryl Ann Lugo, niece of Margaret and J. Russel Sprague.19 McFarlane and McFarlane purchased the property in April 2010. Since then the property has been rented or vacant awaiting rehabilitation.

Pacific Grove continued to grow in population and to develop as a recreational destination with improvements to the infrastructure and to the waterfront. In creating the atmosphere of a charming small city, there have been several rehabilitations of historic buildings that include houses converted to bed and breakfast inns as well as other small hotels. The primary industry is tourism and the City has balanced the needs of tourists with those of permanent residents. The property at 135 18th Street has been witness to the growth in the City. First as a tent structure and then as a small house with a second unit in the rear. During its history the property has remained, a part of the residential stock, as rental property. The history does not show persons of significance associated with the property.

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17 Monterey City Directory 1939
18 A copy of the note appears in the appendix to this report
19 Obituary of Charles Robert Barrett, Salinas CA, Struveandl & Laport Funeral Home.
www.stuvendalaporte.com>obituary>charles-Robert-Barrett>Salinas CA
The Sanborn Insurance Map 1905-1926: Section of page 6 shows the block of tent cabins on 18th street was filling in with wood frame houses some in the same form and mass as the tent cabins. The arrow points to 135 18th Street.

Section E. DESCRIPTION OF THE PROPERTY

Located in a residential area that is completely built out, the property at 135 18th Street is a narrow parcel, 30 feet wide by 70 feet (.07 acre). The terrain is flat without features other than the single-story house of 725 square feet and a single-story ADU in the rear. The site has a walkway on the south on the side leading to the rear unit. Landscaping is minimal and confined to a very small patch in the front and in the rear. Overall the site is crowded with the buildings. The wood-frame building with a combination of beveled horizontal board in the front and board and batt siding on the sides and rear appears to have been maintained in reasonable condition and painted recently. However, rehabilitation will be necessary to construct a foundation and repair or remove the chimney. Other repairs include strengthening the side walls and roof framing to prevent further structural failure.

Constructed in a simple rectangle form, the Folk Victorian Style house has a front facade (west) that exhibits a slanted bay window with a triangle shaped shed roof and projecting porch that is covered with a pitched roof matching the style of the pitched roof of the house (front facing gables). The front porch as been rebuilt and consists of a horizontal board sided box at floor level and three wood, bull-nose stairs and a concrete pad at the bottom. The pitched porch roof is supported by square posts and a c.1950s Ranch Style cross brace is the railing for the two sides of the porch. Plain wood railings supported by square posts completes stair railing and the later construction. The face of the building exhibits horizontal beveled-board siding with fish scale shingles in the peaks of the house and porch gables. A plain frieze on the front facade transitions to a very narrow one under the eaves on the sides. Composition shingles cover the...
roof and all minor roofs. The slanted bay, wood window assembly, frames and sash appear to be original and although operation is restricted by over painting, the systems are in relatively good, and repairable condition. The glass has minor ripples indicating it is decades old.

The north and south sides are relatively plain with the second entry mid-way on the northside. This entry extends into what was the driveway and has a raised porch with three steps and the same style railing as the front porch. A small shed roof covers the porch with square post supports. The entry door does not appear to be original and the porch appears to have been rebuilt. The south side façade is covered in board and batt. Two vertical double-hung windows in wood frames are spaced on this wall and a brick chimney is toward the front of the building. The chimney appears to have been extensively repaired with poor workmanship that is failing. Sections of the brick work have been pointed using incompatible grout. 20

The rear (east) has a “dog-house” addition with a low shed roof. The addition has a small window on the south side. Board and bat siding cover the rear wall and shed addition. There are no windows or openings on the rear wall. This is the back of a section added to the original Folk Victorian Style house. The construction continues the pitched roof of the original building and the cut shingles in the peak. The shed addition is utilitarian and typical for enclosing space, but it does not contribute to the Folk Victorian style of the front building.

The character defining features of the building consist of the following:

1. Single-story wood frame, and front facade with a slanted bay.
2. Horizontal siding on the front face of the building
3. Fish-scale shingles in the peaks of the house and porch.
4. Wood frame and wood sash-hung windows in the slanted bay
5. Board and Batt wood siding on the sides of the building

Features to be Altered or Changed:
1. Chimney. Added c mid-1920s The chimney is not a character defining feature because it was added decades after the tent became a wood sided house. The Chimney was surveyed by Cypress Sweeps and Chimney Service and found to be failing in several areas. The proposal is to remove the chimney and close the opening through the wall with board and bat siding to match the rest of the wall.
2. Rear shed addition roof to be reformed to a gable roof- retain horizontal board in the peaks.
3. Front Porch railings to be replaced with -simple square, vertical balusters and cap rail.

All repair, painting and replacement of historic materials should follow the Preservation Briefs published by the National Park Service and available on the internet.

- Preservation Brief 9- Repair of Wood Windows,
- Preservation Brief 10- Exterior Paint Problems on Historic Wood,

20 Reference the conditions report by Cypress Sweeps Chimney Service, June 2019
Preservation Brief 37- Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing,
Preservation Brief 41- The Seismic Rehabilitation of Historic Buildings,
Preservation Brief 45- Preserving historic Wood Porches,
Preservation Brief 47 - Maintaining the Exterior of Small and Medium Size Historic Buildings.

Photograph 1 135 18th Street Pacific Grove
View: Front facade
Photograph 2 135 18th Street Pacific Grove
View: Front and side facades with the second entrance on the left.
Photograph 3 135 18th Street Pacific Grove
View: Rear of the building (rear addition)
Section F. EVALUATION OF SIGNIFICANCE

The National Register of Historic Places:

The "Register" is a division of the U.S. Department of the Interior, the National Park Service, Cultural Resources Division. It is responsible for maintaining a register (listing) of the Nation's historic resources including National Historic Landmarks and the National Register of Historic Places. It considers the quality of significance in American history, architecture, archeology, engineering, and culture that are present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and are evaluated for the National Register according to the following criteria:

Criterion A: that are associated with events that have made a significant contribution to the broad patterns of our history; or

Criterion B: that are associated with the lives of persons significant in our past; or
Criterion C: that embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or

Criterion D: that have yielded, or may be likely to yield, information important in prehistory or history.

The criteria is similar to that of the California Register of Historic Resources, with the difference that the National Register has a more narrow interpretation. If a property is not eligible for listing in the California Register of Historic Resources, it is not eligible for listing in the National Register of Historic Places.

Criterion A. The property is one of the remaining buildings associated with the early tent neighborhoods that were developed to attract and house the summer conclave members. This contributed to the broad local pattern that lead to the founding of Pacific Grove. The property is part of a large subdivision of land that was originally owned by Pacific Grove Retreat Inc. and used for tent cabins. The land was transferred to the Pacific Grove Improvement Company with the same use. It was sold to Eunice Platt in 1905 and the tent structure modified to a small house in 1906-07. The property continued a similar use, vacation rental or year-round rental housing ever since. The broad pattern of residential development in Pacific Grove is significant for the subject property.

Criterion B. The property at 135 18th Street was not found to have a significant association with persons important in local, California or national history. The property has been, vacation rental or year short term round rental housing. No person of importance in local, state or national history is associated with the property.

Criterion C. The building exhibits Folk Victorian architectural style from the turn of the century when it was modified from a tent structure. The original house was a a fine example of the style. Located in Pacific Grove the building communicates the history by the narrow, yet detailed front façade describing the vacation or part-time nature in a community with an artistic culture. The Folk Victorian style is a vernacular execution using the popular elements from the Queen Anne Style; mixed materials, decoration in the peak of the pitched roof and a slanted bay. The building is economical in the design and use of materials while providing an excellent example of the style. The porches have been replaced with railings from a later period, detracting a little from the style. However, it would be easy and inexpensive to provide a balustrade and rail of appropriate design. The addition to the rear of the house has not diminished the style, although it changed the size of the building and likely added board and batton siding. The building is not the work of a master, nor does it posse high artistic values. It is the vernacular Folk Victorian design that embodies distinctive characteristics of the vacation rental houses of the early nineteen hundreds that were scaled like the tent cabin predecessor and at one time prolific in the Monterey Bay and Pacific Grove region. With few areas where
there is a concentration of the style this building is an important example of the historic style within the setting of the block between Central Avenue and Ocean View. The block of 18th Street contains several houses with late Nineteenth Century and early twentieth century styles that provide a compatible setting and may be considered as a historic district.

Criterion D. The excavation and construction of the house, garage, driveway, and retaining walls have removed the native soil from most of the property. It is unlikely that the property would yield significant information in prehistory. The building may provide information of the materials and methods of construction in the first decade of the twentieth century. It is unlikely this would be of significance because the methods are already well known.

Conclusion: The house at 135 18th Street appears eligible for listing individually in the National Register of Historic Places, under criterion A & C, and would also be a contributing building in a historic district of late nineteenth-early twentieth century residential architecture developed at the end of the Early Development in Pacific Grove 1873-1902 and beginning of Pacific Grove Comes of Age 1903-1926

California Register of Historic Resources

The State Historical Resources Commission has designed this program for use by state and local agencies, private groups and citizens to identify, evaluate, register and protect California's historical resources. The Register is the authoritative guide to the state's significant historical and archeological resources.

The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act. 21

Criteria for Designation:

Criterion 1 Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

Criterion 2 Associated with the lives of persons important to local, California or national history.

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21 California Office of Historic Preservation, Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources (Sacramento, CA: California Office of State Publishing, 4 September 2001)
Criterion 3: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.

Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

To be eligible for listing in the California Register of Historic Resources must retain sufficient integrity to communicate the reason for its significance.

The historical documentation and description of the property at 135 18th Street are the basis for the following consideration of each of the criteria for designation to the California Register of Historic Resources. The period of significance is within the era, "Pacific Grove Comes of Age 1903-1926," and the theme is Residential Architecture.

**Criterion 1.** The property is directly associated with the Pacific Grove Retreat ownership and the part-time residential development in Pacific Grove, a significant event that has contributed to the broad patterns of local history. The property is part of a large subdivision of land that was originally owned by Pacific Grove Retreat Inc. and used for tent cabins. The land was transferred to the Pacific Grove Improvement Company with the same use. It was sold to Eunice Platt in 1905 when the tent structure was made into a small house c. 1906-07. The property continued a similar use, rental housing ever since. No association with the Pacific Grove Retreat and the tent area contributes in an important way to the history of Pacific Grove.

**Criterion 2.** The property at 135 18th Street was not found to have a significant association with persons important in local, California or national history. The property has been, vacation rental or year short term round rental housing. No person of importance in local, state or national history is associated with the property.

**Criterion 3.** The building exhibits Folk Victorian architectural style from the turn of the century. The original house was a fine example of the style. Located in Pacific Grove the building communicates the history by the narrow, yet detailed front façade describing the vacation or part-time nature in a community with an artistic culture. The Folk Victorian style is a vernacular execution using the popular elements from the Queen Anne Style; mixed materials, decoration in the peak of the pitched roof and a slanted bay. The building is economical in the design and use of materials while providing an excellent example of the style. The porches have been replaced with railings from a later period, detracting a little from the style. However, it would be easy and inexpensive to provide a balustrade and rail of appropriate design. The addition to the rear of the house has not diminished the style, although it changed the size of the building and likely added board and batton siding. The building is not the work of a master, nor does it possess high artistic values. It is the vernacular Folk Victorian design that embodies distinctive characteristics of the vacation rental houses of the early nineteen hundreds that were scaled like the tent cabin predecessor and at one time
prolific in the Monterey Bay and Pacific Grove region. With few of the style this building is an important example of the historic style. The block of 18th Street also contains several houses with Fold Victorian styles that provide a compatible setting.

Criterion 4. The excavation and construction of the house, garage, driveway, and retaining walls have removed the native soil from most of the property. It is unlikely that the property would yield significant information in prehistory. The building may provide information of the materials and methods of construction in the first decade of the twentieth century. It is unlikely this would be of significance because the methods are already well known.

Conclusion: The property at 135 18th Street meets criteria 1 & 3 and is eligible for listing in the California Register of Historic Resources, individually and/or as a contributing element in a historic district.

Pacific Grove Zoning Chaper 23; Section 23.76.025 Evaluation criteria.

The following shall be utilized as criteria as required in this chapter.

(a) Whether the structure has significant character, interest or value as part of the development, heritage or cultural characteristics of the city of Pacific Grove, the state of California, or the United States;

The house is a Folk Victorian style with significant character and value in depicting the development and architectural heritage of Pacific Grove. The property was an investment property following the historic uses of tent cabins it was rental property

(b) Whether it is the site of a significant historic event;

Research did not uncover an individual historical event associated with the property.

(c) Whether it is strongly identified with a person who, or an organization which, significantly contributed to the culture, history or development of the city of Pacific Grove;

The house is not strongly identified with a person who significantly contributed to the culture, history or development of the city of Pacific Grove. Most of the owners identified with the property were investors and did not occupy the property.

(d) Whether it is a particularly good example of a period or style;

The house is a fine example of Fold Victorian, a vernacular design likely constructed by a carpenter/builder for the owner Eunice Platt and is a particularly good example of the style. Alterations to the porches and the rear addition have slightly diminished the design of the original small building.
(e) Whether it is one of the few remaining examples in the city of Pacific Grove possessing distinguishing characteristics of an architectural type or specimen;

There are many iterations of the Folk Victorian style in Pacific Grove. The 100 Block of 18th Street has sufficient examples and integrity (visual survey) for a historic district to which the house at 135 18th Street would be a strong contributor. The transformation from a tent structure to a small house may make it one of the few remaining such buildings.

(f) Whether it is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city of Pacific Grove;

The house was not designed by a notable architect. Most likely, a carpenter/builder designed and constructed the house.

(g) Whether it embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation;

The house is wood frame construction that covered the tent structure. While not innovative it does show the progression of residential development in Pacific Grove and the City cane of Age.

(h) Whether it has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove;

The subject house is set amid a block of buildings from the same era and together they exhibit physical characteristics that are a familiar in Pacific Grove. As one of the last blocks of tents that was transformed to small houses the block is a feature in the neighborhood where many of the properties were part of the tent city.

(i) Whether a resource with historical or cultural significance retains historic integrity,

The building retains integrity of the front façade, the primary design element of the building. Hidden in the side walls and roof are remnants of the tent structure.

(j) Whether it contributes to the architectural aesthetics and continuity of the street;

The house is a strong contributor to the architectural aesthetics and turn of the century architectural continuity of 18th street.

(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. [Ord. 01-25 § 1, 2001; Ord. 97-23 § 1, 1997].

The 100 block of 18th Street was determined by visual survey to be a concentration of residential buildings - houses – that is a definable area possessing concentration of historic properties representing turn of the century residential development and architectural styles.
Conclusion: When compared to the criteria contained in the Pacific Grove Municipal Code Section 23.76.025 the house at 135 18th Street is described by the criteria A, D, E, H, I, J and K. The house at 135 18th Street qualifies as a historic resource in Pacific Grove.

Integrity: To be eligible for listing in the NRHP, CRHR or the Pacific Grove Historic Resources Inventory a resource must retain integrity. Integrity is defined by California Office of Historic Preservation as “the authenticity of an historic resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.” 23 The National Park Service states that “the evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property’s physical features and how they relate to its significance.” 24 The process of determining integrity is nearly identical for both the National Register and the California Register. Each uses the same seven variables or aspects that define integrity: location, design, setting, materials, workmanship, feeling and association. However, the National Park Services also includes “historic Character.” The National Park Service defines character as “all those visual aspects and physical features that comprise the appearance of every historic building.” 25 According to the National Register Bulletin: How to Apply the National Register Criteria for Evaluation, these seven characteristics are defined as follows:

- Location is the place where the historic property was constructed or the place where the historic event occurred. The original location of a property, complemented by its setting, is required to express the property’s integrity of location.
- Design is the combination of elements that create the form, plans, space, structure and style of the property. Features which must be in place to express a property’s
- Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s). Features which must

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22 Confirms the conclusion of the Page & Turnbull, HRI Update 2019
be in place to express a property’s integrity of setting are its location, relationship to the street, and intact surroundings (i.e. neighborhood or rural).

- Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property. Features which must be in place to express a property’s integrity of materials are its construction method and architectural details.

- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. Features which must be in place to express a property’s integrity of workmanship are its construction method and architectural details.

- Feeling is the property’s expression of the aesthetic or historic sense of a particular period of time. Features which must be in place to express a property’s integrity of feeling are its overall design quality, which may include form, massing, architectural style, architectural details, and surroundings.

- Association is the direct link between an important historic event or person and a historic property. Features which must be in place to express a property’s integrity of association are its use and its overall design quality.

Conclusion: The house at 135 18th Street retains the original design characteristics of a Victorian Folk architectural style as seen in the narrow building with a slanted bay, pitched roof, and the mix of materials, horizontal board siding, fish-scale shingles and trim around the windows. The building is set within a compatible neighborhood where the houses are of the same era contributing to the integrity of setting and feeling. Research based upon interior destructive testing determined the building was constructed on the property enclosing a tent structure. The Tent structure does not retain integrity and is part of the historical changes to the property.

G. IMPACTS OF THE PROPOSED REHABILITATION PROJECT

The review is of the proposed rehabilitation shown in the design and structural rehabilitation plans of architect James N. Smith and transcribed to drawings by Paul Henri Cavelho, Cad Drafting and Consulting Services, 291 Kenneth Drive Aptos CA.
The major aspects of the rehabilitation are to
1. proposal is to provide a concrete perimeter foundation for the building.
2. Remove non-significant addition and construct a new addition to the rear of the building
3. Remove and replace the electrical and plumbing systems in the building.
4. Repair the deterioration on the front facade
5. Replace the deteriorated siding with the same material and style, wood board and batt siding.
6. Remove a non-original chimney (no replacement)

Architectural Figure 1     135 18th Street Pacific Grove
Architectural Sheet A.1
Architectural Figure 2  135 18th Street Pacific Grove
Architectural Sheet A.4 Showing the existing exterior and the proposed exterior
Architectural Figure 3  135 18th Street Pacific Grove
Architectural Sheet A.3 Showing the existing interior floor plan and the proposed floor plan
Section I. Mitigation: The Secretary of the Interior's Standards.

The proposed rehabilitation of a building listed in the Pacific Grove Historic Resource Inventory and that was found through the Survey Process to be eligible for listing in the National Register of Historic Places and the California Register of Historic Resources creates a potential for adverse changes to the environment under the California Environment Quality Act (CEQA).

Generally, a project that complies with the Secretary of the Interior's Standards for the Treatment of Historic Property is considered to have mitigated the changes to less than significant.

The Secretary of the Interior's Standards for the Treatment of Historic Properties were initially created to address projects listed in the National Register whose owners sought Investment Tax Credits or where the property were in federal ownership or impacted by a federally involved project. The "Standards" include four levels of treatment; Stabilization (maintaining the condition of a property until the plans are approved), Restoration (returning a property to its condition during the period of significance using tools, methods and materials of the original), Rehabilitation (returning a property to a useful condition while maintaining the features of its significance) and Reconstruction (when a property is destroyed or beyond rehabilitation and the loss impacts other properties or the understanding of history).

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

The Standards for Rehabilitation (codified in 36 CFR 67 address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments— if improperly applied—may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does
not meet the Standards. Similarly, exterior additions that duplicate the form, material, and
detailing of the structure to the extent that they compromise the historic character of the
structure will fail to meet the Standards.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner,
taking into consideration economic and technical feasibility.

At the time of this review, specifications for materials to be used in cleaning the building or in
specific repairs were not available. Where necessary the review gives specific direction.

1. A property shall be used for its historic purpose or be placed in a new use that requires
minimal change to the defining characteristics of the building and its site and environment.

The house at 135 18th Street has always been a residence; the proposed rehabilitation
will continue that use.

2. The historic character of a property shall be retained and preserved. The removal of
historic materials or alteration of features and spaces that characterize a property shall be
avoided.

The proposed rehabilitation will retain historic materials and existing spaces on the
exterior that characterize the property.

1. The exterior front façade will be cleaned in a gentle manner to remove dirt and where
necessary over painting. The process will not use sandblasting or high-pressure water.

2. The building will be lifted following the standards for raising historic wood frame
buildings and a concrete perimeter foundation created under the building and following
the footprint of the existing building. The shed attachment in the rear has not gained
historical significance and may be removed. Similarly, the chimney will need to be
removed to lift the building. The chimney will not be reconstructed. The conditions are
described in the Chimney Survey mentioned earlier in the report. The building will be
lowered and attached to the new foundation.

3. Consider energy conservation methods such as A moisture barrier on exposed dirt in
a crawlspace is strongly recommended to prevent ground moisture from entering the
building envelope. Whenever feasible, pouring a concrete slab over a moisture barrier in
crawlspace or basements with exposed dirt floors should be considered. (National Park
Service Preservation Brief #3

4. The exterior siding on the sides of the house is deteriorating and not of special
historical significance. The siding may be replaced with vertical board or vertical board
and batt siding. Wood frame windows in good repair should be retained and reused. If
windows on the sides can not be repaired they must be replaced with windows of the same materials in the same style (vinyl clad or metal frames are not acceptable).

5. If insulation is to be inserted in the wall cavity, follow the direction in Preservation Brief # 3 Improving Energy Efficiency in Historic Buildings. The wall and ceiling conditions will dictate the best materials for insulating the small house.

6 Repair to the structural system shall be done from the inside. Retain where possible the sections of the tent structure and materials. Cover any historic materials with new dry-wall and note the locations.

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

The proposed rehabilitation does not include changes that create a false sense of historical development. The only new construction is the rear facade where non-significant shed is to be removed and a new section with a gable roof will be added. The use of cut shingles and siding is compatible, following the older materials, but does not mimic the front of the house.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The front facade is the primary significant section of the exterior. On the front the cross-brace porch railings are not significant features and detract from the design of the facade. Changes that added shed roofs, chimney and “doghouse” additions are not significant to the original tent shape and mass of the structure and early small house.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

It appears the house was created from a platform tent. To the extent practical, remnants of the early construction that can be encapsulated in the wall sections should be retained. These areas should be marked on the permit set of plans.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Repair as required using the same materials and copying the design for any deterioration on the front façade.
The strengthening of the roof structure with a new ridge beam will be done retaining as much of the original structure as possible.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Harsh chemicals or high-pressure water or air cleaning shall not be undertaken.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

   It is unlikely significant archeological material will be uncovered. If such material is found in the shallow excavation for the foundation, work must stop and protocols adopted by the City of Pacific Grove and the State of California must be followed.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

   An addition is proposed for rear of the building where a non-significant shed addition will be removed. This addition will be constructed of wood, a compatible material and will have a gable roof, a compatible design. The addition does not mimic the front design of slanted bay, or beveled horizontal siding.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

   The proposed addition is attached to the rear addition to the historic part of the building. The rear is not the significant section and if the proposed addition were to be removed the repair of the wood stud wall could be done without further damage to the structure of the original section of the building.

The California Environmental Quality Act (CEQA) and Historic Properties

The California Environmental Quality Act (CEQA) Guidelines Section 15064.5 states; "Generally, a project that that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995 as amended) shall be considered as mitigated to a level of less than a significant impact on the historical resource."
Appendix - Documents not included in the text of the report:

Exhibit A. Sources Consulted

Exhibit B. DPR 523 A & B dated

Exhibit c. Handwritten notes from Margaret Sprague
**Exhibit A  Sources Consulted:**

Deed from Lugo Family Trust to McFarlane and McFarlane # 22603, April 23, 2010

Deed from Cheryl A. Lugo to Lugo Family Trust, # 80904 December 17, 2009


Deed from Efleda Spague to Cheryl Ann Lugo recorded 12/18/1985 in Book 1910 Official Records page 274.


Deed from Fred X. Fry and Helen M. Fry to Harry J. Murray recorded 7/2/1953 in Book 1459 Official Records page 120.


**Other sources:**

Arbuckle, Clyde, *Clyde Arbuckle’s History of San Jose*, Smith McKay, 1984

California Office of Historic Preservation, Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources (Sacramento, CA: California Office of State Publishing, 4 September 2001)

California State Library; Sacramento, California; *Great Register of Voters, 1900-1968-Pacific Grove roll 001*

City of Pacific Grove, Historic Context Statement, October 31, 2011 (Page & Turnbull)
Cypress Sweep and Chimney Service. Conditions Survey, 2019

Monterey City Directory 1935-1950

Monterey County Assessment Rolls 1905-

Pacific Grove, City Directories, multiple years

Sanborn Insurance Publishing Company Map, Pacific Grove 1905, 1902-1926

Sprague, Margaret, Undated note

Struve and Laport Funeral Home, Obituary of Charles Robert Barrett, Salinas CA.,
www.studevandlaporte.com>obituary>charles-Robert-Barrett>Salinas CA

United States Census Records, online through Ancestry.com

United States Department of the Interior, National Park Service, Cultural Resources, National Register Bulletin, How to apply the National Register Criteria for Evaluation, 1995

Exhibit B
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMAR Y RECORD

Page 1 of 2 *Resource Name or #: 135 18th St (APN 006163013000)

P1. Other Identifier:
*P2. Location: □ Not for Publication □ Unrestricted □ a. County: Monterey
   * b. USGS Quad(s): Monterey, California (1997)
   c. Address: 135 18th St, Pacific Grove, CA 93950 (APN 006163013000)
   d. UTM:
   e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.623092026825, -121.918556089855

*P3a. Description:
- Architectural Style(s): Folk Victorian
- Construction Type: Wood Frame
- Number of Stories: 1
- Basement: Not Visible
- Garage: None
- Roof Type(s): Gable
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Wood Shingle, Wood Bevel
- Window Type(s): Hung
- Window Material(s): Wood
- Architectural Features: Chimney, Bay Window(s), Entry Porch
- Decorative Details: Elaborated Gable End
- Alterations:
- Additional Remarks:

*P3b. Resource Attributes: HPO2 (Single family property); HPO4 (Ancillary building)

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

P5a. Photo

*P5b. Description of Photo:
Primary façade, 8/2/2018.

P6. Date Constructed/Age & Sources:
□ Prehistoric □ Protohistoric
□ Historic □ Unknown
1907. Sources: PG HRI Database (6/19/18).

P7. Owner and Address:
Mc Farlane & Mc Farlane
PO Box 1079
Clovis, CA 93613

P8. Recorded by:
Katherine Wallace, Page & Turnbull
417 Montgomery Street, 8th Floor
San Francisco, CA 94104

P9. Date Recorded: 8/2/2018

P10. Survey Type: Reconnaissance


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

DPR523A (1/95)

*Required Information
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: Good
Period of Significance: 1907

Eligible for Pacific Grove HRI: Yes
Appears Individually Eligible for National Register/California Register: Yes
Level of Significance: Local
California Historic Resource Status Codes: SS1, 3S, 3CS
Evaluation Notes:

<table>
<thead>
<tr>
<th>National/California Register</th>
<th>PG Municipal Code §23.76</th>
<th>Significance</th>
<th>Discussion</th>
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<td>Not found to be eligible under these criteria during the course of this survey.</td>
</tr>
<tr>
<td>B/2</td>
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<td>Persons</td>
<td>Not found to be eligible under these criteria during the course of this survey.</td>
</tr>
<tr>
<td>C/3</td>
<td>D, E, F, G, H, I</td>
<td>Architecture &amp; Design</td>
<td>Eligible for Pacific Grove HRI, and appears eligible for listing on the California Register/National Register. Significant for Folk Victorian design expressed by intact stylistic features, forms and/or construction methods. Good example of type and/or style from Pacific Grove Comes of Age (1903-1926) development period and retains historic integrity.</td>
</tr>
<tr>
<td>D/4</td>
<td>Information Potential</td>
<td>Properties were not evaluated for significance under these criteria as part of this survey.</td>
<td></td>
</tr>
</tbody>
</table>


DPR523L (1/95)  
*Required Information*
Sprague House, 195 19th St.

Present owner is Margaret Sprague. Estimated year of construction was 1912. According to city records, Margaret Sprague's sister-in-law, a Grandma Bell, lived there when Margaret
and her husband (name?) lived next door in the big house and raised their family. At a later time, the Spragues Purchased this
little house. This is a one story duplex (made by adjoining
similar small houses in each), trimmed with decorative gable windows,
and the very characteristic red and green siding of the small cottages
in the Rosholt. This house is of historical importance, as it is situated on a
street which has remained unusually unchanged since its early days.

Recommendation - With the Sprague, can see where they
bought this house and how it would clearify the historical record.
Notice of Exemption

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

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

Project Title: 135 18th St Addition

Project Applicant: McFarlane & McFarlane

Project Location - Specific:
135 18th St, between Union St and Central Ave.

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

Description of Nature, Purpose and Beneficiaries of Project:
To demolish 51 sq. ft. from the rear of a single-family residence and construct a 45 sq. ft. addition in the same location. The home is listed on the City of Pacific Grove's Historic Resources Inventory.

Name of Public Agency Approving Project: City of Pacific Grove

Name of Person or Agency Carrying Out Project: James Newhall Smith

Exempt Status: (check one):
- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15301(e) and 15331
- Statutory Exemptions. State code number: ____________

Reasons why project is exempt:
Section 15301 (e) allows for additions that are less then 50% of the existing footprint, and Section 15331 allows for rehabilitation to historic resources that are consistent with the Secretary of the Interior's Standards.

Lead Agency  
Contact Person: Alex Othon  
Area Code/Telephone/Extension: 831-648-3190

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

Signature: ___________________________ Date: ______________ Title: Assistant Planner

☐ Signed by Lead Agency  ☐ Signed by Applicant

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

Date Received for filing at OPR: ____________

Page 166 of 219
Revised 2011
ARCHITECTURAL PERMIT (AP) 20-0062
FOR A PROPERTY LOCATED AT 135 18th STREET TO ALLOW THE DEMOLITION OF AN EXISTING 51 SF BATHROOM AT THE REAR OF AN EXISTING SINGLE-FAMILY RESIDENCE TO BE REPLACED WITH A 45 SF BATHROOM. THE PROPERTY IS LISTING ON THE HISTORIC RESOURCES INVENTORY.

FACTS
1. The subject site is located at 135 18th Street, Pacific Grove, APN 006-163-013
2. The subject site has a designation of High Density Residential (19.8 du/ac) on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-3-PGR zoning district.
4. The subject site is 1,800 square feet.
5. The subject site is developed with a single family dwelling and a detached accessory structure.
6. The project has been determined to be exempt from a Coastal Development Permit per Local Coastal Program Implementation Plan Section 23.90.040 (A).
7. This project has been determined to be CEQA Exempt under CEQA Guidelines 15301 (e) & 15331 – Existing Facilities and Historical Resource Rehabilitation.

AP FINDINGS
1. The proposed development will meet the development regulations set forth in the R-3-PGR zoning district including building coverage and height requirements;
2. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines Nos. 27, 28, 31, and Appendix 1 of the Design Guidelines (Buildings on the Historic Resources Inventory);
3. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and;
4. The exterior alteration of the structure on the Historic Resources Inventory is consistent with the Secretary of the Interior’s Standards for Rehabilitation of Historic Buildings, as determined by the Phase II Historic Report (Urban Programmers in Association with MBA Architects, November, 2019)

PERMIT
Architectural Permit (AP) 20-0062 to allow the demolition of an existing 51 sf bathroom at the rear of an existing single-family residence to be replaced with a 45 sf bathroom. The property is listing on the Historic Resources Inventory.

CONDITIONS OF APPROVAL
1. Permit Expiration. This permit shall expire and be null and void if a building permit has not been applied for within two (2) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Historic Resources Committee approval.

3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.

4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.

5. **Conformance to Plans.** Development of the site shall conform to approved plans for “135 18th St Addition” dated March 4, 2020 on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.

6. **Tree Protection Standards During Construction.** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the Urban Forestry Standards, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.

7. **Lighting.** All exterior lighting must conform to Architectural Review Guidelines Nos. 10 - 12

8. **Story Poles and Netting.** Following the 10 day appeal period all story poles and netting are required to be removed.

9. **Building Plans.** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

10. **Archeology.** If cultural resources or human remains are discovered during construction, work shall be halted within 50 meters of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the City of Pacific Grove staff, and implemented.

**NOW, THEREFORE, BE IT RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE:**

1. The Board 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 Permit.

2. The Board authorizes approval of AP 20-0062 to allow the demolition of an existing 51 sf bathroom at the rear of an existing single-family residence to be replaced with a 45 sf bathroom. The property is listing on the Historic Resources Inventory.

3. This permit shall become effective upon the expiration of the 10-day appeal period.
4. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

Passed and adopted at a regular meeting of the Historic Resources Committee of the City of Pacific Grove on the 27th day of May, 2020, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

_____________________________
Claudia Sawyer, Chair

The undersigned hereby acknowledge and agree to the approved terms and conditions, and agree to fully conform to, and comply with, said terms and conditions.

________________________________________
McFarlane & McFarlane, Owner                               Date
TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, Senior Planner
MEETING DATE: 05/27/2020
SUBJECT: Deletion of 138 9th St. from the City's Historic Resources Inventory (HRI)
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

From: Alyson Hunter, Senior Planner

RECOMMENDATION
Delete the property from the Historic Resources Inventory (HRI) due to loss of historic integrity.

BACKGROUND
On November 20, 2019, the City Council accepted the Final Historic Resources Inventory (HRI) Survey Update, including the recommendations for deletion, and directed the Historic Resources Committee (HRC) to begin the removal process.

DISCUSSION
The 1914 Sanborn map indicates that the original building was a one-story, rectangular-plan residence with an open front porch. Between 1914 and 1926 a small, one-story projecting side bay was added. At an unknown date after 1962, the building was significantly expanded with a 2.5-story addition, a new stone chimney was constructed, and stone cladding was added to the base of the porch. The original design, form, massing, and footprint of the original c. 1914 building are no longer legible, resulting in a loss of historic integrity. (Page & Turnbull, 2019)

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

Attachments

DPR Form for 138 9th St.
Page 1 of 2

*Resource Name or #: 138 9th St (APN 006202002000)

P1. Other Identifier:
- County: Monterey
- USGS Quad(s): Monterey, California (1997)
- Address: 138 9th St, Pacific Grove, CA 93950 (APN 006202002000)
- UTM:
- Other Locational Data:
  - Latitude, Longitude (Decimal Degrees): 36.6203150204925, -121.911766666221

P3a. Description:
- Architectural Style(s): Craftsman, Vernacular
- Construction Type: Wood Frame
- Number of Stories: 2.5
- Basement: Not Visible
- Garage: None
- Roof Type(s): Gable
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Wood Bevel, Wood Shingle
- Window Type(s): Hung
- Window Material(s): Vinyl, Wood
- Architectural Features: Chimney, Open Porch, Overhanging Eaves
- Decorative Details: Brackets, Masonry Base and/or Porch
- Alterations: Incompatible Addition, Altered Form or Roofline, Replacement Window(s)
- Additional Remarks: See evaluation notes. Building was originally one-story. Chimney is not original and stone cladding at base of the porch is not original.

P3b. Resource Attributes: HP02 (Single family property)

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

P5a. Photo

*P5b. Description of Photo:
Primary façade, 8/3/2018.

P6. Date Constructed/Age & Sources:
- Historic
- Sources: Sanborn Maps; PG HRI Database (6/19/18).

P7. Owner and Address:
- Carter Brant M & Jacquelyn R Trs
- 131 7th St
- Pacific Grove, CA 93950

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

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

P10. Survey Type: Reconnaissance


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

DPR523A (1/95)
Historic Name:
Original 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
Eligible for Pacific Grove HRI: No
Appears Individually Eligible for National Register and/or California Register: No
California Historic Resource Status Codes: 6Z

Evaluation Notes: The 1914 Sanborn map indicates that the original building was a one-story, rectangular-plan residence with an open front porch. Between 1914 and 1926 a small, one-story projecting side bay was added. At an unknown date after 1962, the building was significantly expanded with a 2.5-story addition, a new stone chimney was constructed, and stone cladding was added to the base of the porch. The original design, form, massing, and footprint of the original c. 1914 building are no longer legible, resulting in a loss of historic integrity.

<table>
<thead>
<tr>
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<td>Not found to be eligible under these criteria during the course of this survey.</td>
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<td>C</td>
<td>Persons</td>
<td>Not found to be eligible under these criteria during the course of this survey.</td>
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<td>D, E, F, G, H, I</td>
<td>Architecture &amp; Design</td>
<td>Not found to be eligible under these criteria during the course of this survey due to loss of historic integrity.</td>
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<td>D/4</td>
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<td></td>
<td>Properties were not evaluated for significance under these criteria as part of this survey.</td>
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</table>

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, Senior Planner
MEETING DATE: 05/27/2020
SUBJECT: Deletion of 150 13th St. from the City's Historic Resources Inventory (HRI)
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

From: Alyson Hunter, Senior Planner

RECOMMENDATION
Delete 150 13th St. from the City's Historic Resources Inventory (HRI) due to loss of historic integrity.

BACKGROUND
On November 20, 2019, the City Council accepted the Final Historic Resources Inventory (HRI) Survey Update, including the recommendations for deletion, and directed the Historic Resources Committee (HRC) to begin the removal process.

DISCUSSION
Prominent flat roof front addition is not compatible and results in loss of historic integrity. (Page & Turnbull, 2019)

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

Attachments
DPR Form for 150 13th St.
Primary # ______________________
HRI # ______________________
Trinomial ______________________
NRHP Status Code 6L

Page 1 of 2 *Resource Name or #: 150 13th St (APN 006176012000)

P1. Other Identifier:
- Location: box Not for Publication box Unrestricted  
  - County: Monterey
- USGS Quad(s): Monterey, California (1997)
- Address: 150 13th St, Pacific Grove, CA 93950 (APN 006176012000)
- UTM:
- Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6207737607356, -121.914968773518

P3a. Description:
- Architectural Style(s): Folk Victorian
- Construction Type: Wood Frame
- Number of Stories: 1
- Basement: No
- Garage: Detached
- Roof Type(s): Flat, Gable
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Wood Drop, Wood Shingle, Wood Vertical
- Window Type(s): Fixed, Hung, Sliding
- Window Material(s): Vinyl, Wood

P3b. Resource Attributes:
- HP03 (Multiple family property); HP04 (Ancillary building)

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

P5a. Photo

*P5b. Description of Photo:
Primary façade, 8/3/2018.

P6. Date Constructed/Age & Sources:
- Historic
- 1905. Sources: PG HRI Database (6/19/18).

P7. Owner and Address:
Mason Paul J
150 13th 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


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

*Resource Name or #: 150 13th St (APN 006176012000)
*Recorded By: Katherine Wallace
*Date Recorded: 8/3/2018
Finalized: 10/18/2019

Historic Name:
Original Use: Residential
Original Owner: 
Presents Use: Residential

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
Eligible for Pacific Grove HRI: No

Appears Individually Eligible for National Register and/or California Register: No
California Historic Resource Status Codes: 6L

Evaluation Notes: Prominent flat roof front addition is not compatible and results in loss of historic integrity.

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

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, Senior Planner
MEETING DATE: 05/27/2020
SUBJECT: Deletion of 308 14th St. from the Historic Resources Inventory (HRI).
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

From: Alyson Hunter, Senior Planner

RECOMMENDATION
Delete 308 14th St. from the Historic Resources Inventory (HRI) due to loss of historic integrity.

BACKGROUND
On November 20, 2019, the City Council accepted the Final Historic Resources Inventory (HRI) Survey Update, including the recommendations for deletion, and directed the Historic Resources Committee (HRC) to begin the removal process.

DISCUSSION
Cumulative alterations, including replacement vinyl windows and second story addition, have resulted in loss of historic integrity. (Page & Turnbull, 2019)

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

Attachments
DPR Form for 308 14th St.
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:

- 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

- 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.)

P5a. Photo

*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


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

Page 184 of 219
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Page 2 of 2  *Resource Name or #: 308 14th St (APN 006285004000)
*Recorded By: Katherine Wallace

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
Eligible for Pacific Grove HRI: No
Appears Individually Eligible for National Register and/or California Register: No
California Historic Resource Status Codes: 6Z
Evaluation Notes: Cumulative alterations, including replacement vinyl windows and second story addition, have resulted in loss of historic integrity.

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

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, Senior Planner
MEETING DATE: 05/27/2020
SUBJECT: Deletion of 511 18 St. from the City's Historic Resources Inventory (HRI) due to loss of integrity.
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

From: Alyson Hunter, Senior Planner

RECOMMENDATION
Delete 511 18 St. from the City's Historic Resources Inventory (HRI) due to loss of integrity.

BACKGROUND
On November 20, 2019, the City Council accepted the Final Historic Resources Inventory (HRI) Survey Update, including the recommendations for deletion, and directed the Historic Resources Committee (HRC) to begin the removal process.

DISCUSSION
Large two-story addition at the side (south) façade is highly visible and minimally set back, resulting in a loss of historic integrity. (Page & Turnbull, 2019)

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

Attachments
DPR Form for 511 18th St.
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**
**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Primary #</th>
<th>HRI #</th>
<th>Trinomial</th>
<th>NRHP Status Code</th>
</tr>
</thead>
</table>

**Resource Name or #:** 511 18th St (APN 006476007000)

**Other Listings**

<table>
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<tr>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

**P1. Other Identifier:**
- **Location:** Not for Publication
- **a. County:** Monterey
- **b. USGS Quad(s):** Monterey, California (1997)
- **c. Address:** 511 18th St, Pacific Grove, CA 93950 (APN 006476007000)
- **d. UTM:**
- **e. Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6177207280732, -121.920871775957

**P3a. Description:**

- Architectural Style(s): Vernacular
- Construction Type: Wood Frame
- Number of Stories: 2
- Basement: Not Visible
- Garage: Attached
- Roof Type(s): Hipped
- Roof Material(s): Wood Shingle
- Wall Material(s): Wood Bevel
- Window Type(s): Hung
- Window Material(s): Wood

- Architectural Features: Entry Portico
- Decorative Details:
- Alterations: Incompatible Addition, Altered Form or Roofline
- Additional Remarks:

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

**P4. Resources Present:**
- Building

**P5a. Photo**

**P5b. Description of Photo:**
Primary façade, 8/27/2018.

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

**P7. Owner and Address:**
Spade Nancy Cook Tr
511 18th St
Pacific Grove, CA 93950

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

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

**P10. Survey Type:** Reconnaissance


**Attachments:**
- None
- Location Map
- Sketch Map
- Continuation Sheet
- Building, Structure, and Object Record
- Archaeological Record
- District Record
- Linear Feature Record
- Milling Station Record
- Rock Art Record
- Artifact Record
- Photograph Record
- Other:
### Historic Name:
- **Original Use:** Residential  
- **Present Use:** Residential  
- **Original Owner:** Genevieve Murray  
- **Architect/Builder:**

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

- **Period of Development:** Pacific Grove Comes of Age (1903-1926)
- **Period of Significance:** Not Applicable
- **Integrity:** No Historic Integrity
- **Eligible for Pacific Grove HRI:** No
- **Level of Significance:** Not Applicable
- **California Historic Resource Status Codes:** 6L

**Evaluation Notes:** Large two-story addition at the side (south) façade is highly visible and minimally set back, resulting in a loss of historic integrity.

### National/California Register

<table>
<thead>
<tr>
<th>National/California Register</th>
<th>PG Municipal Code §23.76</th>
<th>Significance</th>
<th>Discussion of Individual Eligibility</th>
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<tbody>
<tr>
<td>A/1</td>
<td>A, B</td>
<td>Events, Patterns &amp; Trends</td>
<td>Not found to be eligible under these criteria during the course of this survey.</td>
</tr>
<tr>
<td>B/2</td>
<td>C</td>
<td>Persons</td>
<td>Not found to be eligible under these criteria during the course of this survey.</td>
</tr>
<tr>
<td>C/3</td>
<td>D, E, F, G, H, I</td>
<td>Architecture &amp; Design</td>
<td>Not found to be eligible under these criteria during the course of this survey due to loss of historic integrity.</td>
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<tr>
<td>D/4</td>
<td>Information Potential</td>
<td>Properties were not evaluated for significance under these criteria as part of this survey.</td>
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### References:
  Approved by City Council October 19, 2011.
TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, Senior Planner
MEETING DATE: 05/27/2020
SUBJECT: Deletion of 244 Central Ave. from the City's Historic Resources Inventory (HRI).
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378
From: Alyson Hunter, Senior Planner

RECOMMENDATION
Delete 244 Central Ave. from the City's Historic Resources Inventory (HRI) due to loss of historic integrity.

BACKGROUND
On November 20, 2019, the City Council accepted the Final Historic Resources Inventory (HRI) Survey Update, including the recommendations for deletion, and directed the Historic Resources Committee (HRC) to begin the removal process.

DISCUSSION
Front entryway volume is not original. Sizeable additions at the northwest and north sides of the building are highly visible from Central Avenue and 3rd Street. Original building form, mass and design are no longer legible. (Page & Turnbull, 2019)

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

Attachments
DPR Form for 244 Central Ave.
P1. Other Identifier:

*P2. Location: [ ] Not for Publication [ ] Unrestricted  *a. County: Monterey
* b. USGS Quad(s): Monterey, California (1997)
c. Address: 244 Central Ave, Pacific Grove, CA 93950 (APN 006221006000)
d. UTM: e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6199455328554, -121.908565090901

*P3a. Description:

- Architectural Style(s): Folk Victorian
- Construction Type: Wood Frame
- Number of Stories: 1
- Basement: Yes
- Garage: Attached
- Roof Type(s): Gable, Hipped
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Wood Shingle, Wood Bevel
- Window Type(s): Hung, Fixed
- Window Material(s): Wood

- Architectural Features: Chimney, Enclosed Porch, Overhanging Eaves
- Decorative Details: Gable Trim, Elaborated Gable End, Sidelight(s)
- Alterations: Incompatible Addition, Altered Entry
- Additional Remarks:

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

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

*P5a. Photo

P5b. Description of Photo:

Primary façade, 8/3/2018.

*P6. Date Constructed/Age & Sources:

- Prehistoric
- Protohistoric
- Historic [ ]
- Unknown

1905. Sources: PG HRI Database (6/19/18).

*P7. Owner and Address:

Martine Homer Donald Tr
PO Box 330
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


*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:

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

Page 2 of 2  *Resource Name or #: 244 Central Ave (APN 006221006000)  
*Recorded By: Katherine Wallace  
*Date Recorded: 8/3/2018  
Finalized: 10/18/2019

<table>
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<tr>
<th>Historic Name:</th>
</tr>
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<tbody>
<tr>
<td>Original Use: Residential</td>
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<tr>
<td>Present Use: Residential</td>
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<tr>
<td>Original Owner:</td>
</tr>
<tr>
<td>Architect/Builder:</td>
</tr>
</tbody>
</table>

**Significance**

*Pacific Grove Historic Context Statement Theme:* Residential Development

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

**Integrity:** No Historic Integrity

**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:** Front entryway volume is not original. Sizeable additions at the northwest and north sides of the building are highly visible from Central Avenue and 3rd Street. Original building form, mass and design are no longer legible.

<table>
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<th>Significance</th>
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</tr>
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<tbody>
<tr>
<td>A/1</td>
<td>A, B</td>
<td>Events, Patterns &amp; Trends</td>
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</tr>
<tr>
<td>B/2</td>
<td>C</td>
<td>Persons</td>
<td>Not found to be eligible under these criteria during the course of this survey.</td>
</tr>
<tr>
<td>C/3</td>
<td>D, E, F, G, H, I</td>
<td>Architecture &amp; Design</td>
<td>Not found to be eligible under these criteria during the course of this survey due to loss of historic integrity.</td>
</tr>
<tr>
<td>D/4</td>
<td>Information Potential</td>
<td>Properties were not evaluated for significance under these criteria as part of this survey.</td>
<td></td>
</tr>
</tbody>
</table>

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, Senior Planner
MEETING DATE: 05/27/2020
SUBJECT: Deletion of 217 Forest Ave. from the City's Historic Resources Inventory (HRI).
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

From: Alyson Hunter, Senior Planner

RECOMMENDATION
Delete 217 Forest Ave. from the City's Historic Resources Inventory (HRI) due to lost integrity.

BACKGROUND
On November 20, 2019, the City Council accepted the Final Historic Resources Inventory (HRI) Survey Update, including the recommendations for deletion, and directed the Historic Resources Committee (HRC) to begin the removal process.

DISCUSSION
The original brick bulkhead has been painted. Although the building retains a possibly original neon blade sign, the entire storefront window system and entry has been altered on this modest commercial building, resulting in a loss of historic integrity. (Page & Turnbull, 2019)

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

Attachments
DPR Form for 217 Forest Ave.
**Resource Name or #:** 217 Forest Ave (APN 006282017000)

*P1. Other Identifier:*

- **Location:** ☑ Not for Publication ☐ Unrestricted
- **a. County:** Monterey
- **b. USGS Quad(s):** Monterey, California (1997)
- **c. Address:** 217 Forest Ave, Pacific Grove, CA 93950 (APN 006282017000)
- **d. UTM:**
- **e. Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6202346236603, -121.917976814713

*P3a. Description:

- Architectural Style(s): 20th Century Commercial
- Construction Type: Wood Frame
- Number of Stories: 1
- Basement: Not Visible
- Garage: None
- Roof Type(s): Flat
- Roof Material(s): Not Visible
- Wall Material(s): Stucco
- Window Type(s): Storefront
- Window Material(s): Wood
- Architectural Features: Parapet, Recessed Entrance
- Decorative Details:
- Alterations: Replacement Window(s), Replacement Door(s)
- Additional Remarks:

*P3b. Resource Attributes: HP06 (1-3 story commercial building)*

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

*P5a. Photo*

*P5b. Description of Photo:*

Primary façade, 8/3/2018.

*P6. Date Constructed/Age & Sources:*

- ☑ Historic
- Unknown

Circa 1933. Sources: Monterey County Assessor's Records.

*P7. Owner and Address:*

Olsson Paula M & Richard L Saunders Trs
230 Washington Ave
Savannah, GA 31405

*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:*


*Attachments:*

- ☑ 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:

*Required Information*
**Historic Name:**
- **Original Use:** Commercial
- **Present Use:** Commercial
- **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
- **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 original brick bulkhead has been painted. Although the building retains a possibly original neon blade sign, the entire storefront window system and entry has been altered on this modest commercial building, resulting in a loss of historic integrity.

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

TO: Chair Sawyer and Members of the Historic Resources Committee  
FROM: Alyson Hunter, Senior Planner  
MEETING DATE: 05/27/2020  
SUBJECT: Deletion of 601 Fountain Ave. from the City's Historic Resources Inventory (HRI).  
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378  

From: Alyson Hunter, Senior Planner  

RECOMMENDATION  
Delete 601 Fountain Ave. from the City's Historic Resources Inventory (HRI) due to loss of historic integrity.  

BACKGROUND  
On November 20, 2019, the City Council accepted the Final Historic Resources Inventory (HRI) Survey Update, including the recommendations for deletion, and directed the Historic Resources Committee (HRC) to begin the removal process.  

DISCUSSION  
Large second-story hipped roof addition is not compatible as it alters the original form and roofline and is not sufficiently set back from the primary facades, resulting in a loss of historic integrity. (Page & Turnbull, 2019)  

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

Attachments  
DPR Form for 601 Fountain Ave.
**Resource Name or #:** 601 Fountain Ave (APN 006544004000)

**Location:** Not for Publication  Unrestricted  a. County: Monterey

**USGS Quad(s):** Monterey, California (1997)

**Address:** 601 Fountain Ave, Pacific Grove, CA 93950 (APN 006544004000)

**UTM:**

**Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.616386927725, -121.918246027254

**Description:**
- Architectural Style(s): Vernacular
- Construction Type: Wood Frame
- Number of Stories: 2
- Basement: Not Visible
- Garage: Detached
- Roof Type(s): Gable, Hipped
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Wood Bevel
- Window Type(s): Hung
- Window Material(s): Wood

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

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

**Photo:** Primary façade, 8/29/2018.

**Date Constructed/Age & Sources:** Historic

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

**Date Recorded:** 8/29/2018

**Survey Type:** Reconnaissance

**Owner and Address:**
Yi Man
601 Fountain Ave
Pacific Grove, CA 93950

**Citation:** Page & Turnbull. "Pacific Grove Historic Resource Inventory (HRI) Survey Report." Prepared for the City of Pacific Grove, October 18, 2019 [Final Report].
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Page 2 of 2 *Resource Name or #: 601 Fountain Ave (APN 006544004000)
*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: 6L

Evaluation Notes: Large second-story hipped roof addition is not compatible as it alters the original form and roofline and is not sufficiently set back from the primary facades, resulting in a loss of historic integrity.

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

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, Senior Planner
MEETING DATE: 05/27/2020
SUBJECT: Deletion of 182 Laurel Ave. from the City's Historic Resources Inventory (HRI).
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

From: Alyson Hunter, Senior Planner

RECOMMENDATION
Delete 182 Laurel Ave. from the City's Historic Resources Inventory (HRI) due to lost historic integrity.

BACKGROUND
On November 20, 2019, the City Council accepted the Final Historic Resources Inventory (HRI) Survey Update, including the recommendations for deletion, and directed the Historic Resources Committee (HRC) to begin the removal process.

DISCUSSION
Large two-story addition built at west façade of historic residence with no setback. Scale and location of the addition are not compatible with the small, historic Craftsman bungalow, resulting in a loss of historic integrity. (Page & Turnbull, 2019)

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

Attachments
DPR Form for 182 Laurel Ave.
**Primary Identifier:**

- **Resource Name or #:** 182 Laurel Ave (APN 006244003000)

**Other Identifier:**

- **Location:** Not for Publication
- **County:** Monterey
- **USGS Quad(s):** Monterey, California (1997)
- **Address:** 182 Laurel Ave, Pacific Grove, CA 93950 (APN 006244003000)
- **UTM:**
  - **Latitude:** 36.6170398487196
  - **Longitude:** -121.908002086861

**Description:**

- **Architectural Style(s):** Craftsman
- **Construction Type:** Wood Frame
- **Number of Stories:** 2
- **Basement:** No
- **Garage:** None
- **Roof Type(s):** Gable
- **Roof Material(s):** Asphalt Shingle
- **Wall Material(s):** Stucco
- **Window Type(s):** Casement
- **Window Material(s):** Wood
- **Architectural Features:** Chimney, Open Porch, Overhanging Eaves
- **Decorative Details:** Brackets, Sidelight(s)
- **Alterations:** Incompatible Addition
- **Additional Remarks:**

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

**Resources Present:**

- **Building**
- **Structure**
- **Object**
- **Site**
- **District**
- **Element of District**
- **Other (isolates, etc.)**

**Photo:**

Primary façade, 8/1/2018.

Circa 1930. Sources: Monterey County Assessor's Records.

**Owner and Address:**

Miller John A & Miller Virginia A
182 Laurel Ave
Pacific Grove, CA 93950

**Recorded by:**

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

**Date Recorded:** 8/1/2018

Finalized: 10/18/2019

**Survey Type:** Reconnaissance

**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:
**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
- Eligible for Pacific Grove HRI: No

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

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

**Evaluation Notes:** Large two-story addition built at west façade of historic residence with no setback. Scale and location of the addition are not compatible with the small, historic Craftsman bungalow, resulting in a loss of historic integrity.

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


DPR523L (1/95)
TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, Senior Planner
MEETING DATE: 05/27/2020
SUBJECT: Deletion of 147 Monterey Ave. from the City's Historic Resources Inventory (HRI).
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

From: Alyson Hunter, Senior Planner

RECOMMENDATION
Delete 147 Monterey Ave. from the City's Historic Resources Inventory (HRI) due to lack of historic significance.

BACKGROUND
On November 20, 2019, the City Council accepted the Final Historic Resources Inventory (HRI) Survey Update, including the recommendations for deletion, and directed the Historic Resources Committee (HRC) to begin the removal process.

DISCUSSION
The property 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. (Page & Turnbull, 2019)

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

Attachments
DPR Form for 147 Monterey Ave.
P1. Other Identifier:

*P2. Location: ☑ Unrestricted  ☐ Not for Publication  ☐ Restricted

* a. County: Monterey

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

c. Address: 147 Monterey Ave, Pacific Grove, CA 93950 (APN 006209001000)

d. UTM:

e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6201462988768, -121.912599427264

*P3a. Description:

- Architectural Style(s): Vernacular
- Construction Type: Wood Frame
- Number of Stories: 1
- Basement: Not Visible
- Garage: Detached
- Roof Type(s): Gable
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Wood Bevel
- Window Type(s): Casement
- Window Material(s): Wood

- Architectural Features: Enclosed Porch, Overhanging Eaves
- Decorative Details: Exposed Rafter Tails
- Alterations: 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.)

*P5a. Photo

P5b. Description of Photo:

Primary façade, 8/3/2018.

*P6. Date Constructed/Age & Sources:

☐ Prehistoric  ☐ Protohistoric  ☑ Historic  ☐ Unknown

1920. Sources: PG HRI Database (6/19/18).

*P7. Owner and Address:

Holthouse Leonard W & Mary Linda Trs
1500 Day Rd
Gilroy, CA 95020

*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


*Attachments: ☑ Continuation Sheet  ☐ None  ☐ Sketch Map  ☐ Building, Structure, and Object Record  ☐ Archaeological Record  ☐ District Record  ☐ Linear Feature Record  ☐ Milling Station Record  ☐ Rock Art Record  ☐ Artifact Record  ☐ Photograph Record  ☐ Other:
Resource Name or #: 147 Monterey Ave (APN 006209001000)
Recorded By: Hannah Simonson
Date Recorded: 8/3/2018
Finalized: 10/18/2019

Historic Name:
Original Use: Residential
Original Owner:

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
Eligible for Pacific Grove HRI: No
Appears Individually Eligible for National Register and/or California Register: No
California Historic Resource Status Codes: 6L
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.

<table>
<thead>
<tr>
<th>National/ California Register</th>
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<td>C</td>
<td>Persons</td>
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<td>Architecture &amp; Design</td>
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<td>D/4</td>
<td>Information Potential</td>
<td>Properties were not evaluated for significance under these criteria as part of this survey.</td>
<td></td>
</tr>
</tbody>
</table>

TO: Chair Sawyer and Members of the Historic Resources Committee  
FROM: Alyson Hunter, Senior Planner  
MEETING DATE: 05/27/2020  
SUBJECT: Deletion of 420 Sinex Ave. from the City's Historic Resources Inventory (HRI).  
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378  
From: Alyson Hunter, Senior Planner

RECOMMENDATION
Delete 420 Sinex Ave. from the City's Historic Resources Inventory (HRI) as a result of lost historic integrity.

BACKGROUND
On November 20, 2019, the City Council accepted the Final Historic Resources Inventory (HRI) Survey Update, including the recommendations for deletion, and directed the Historic Resources Committee (HRC) to begin the removal process.

DISCUSSION
The structure has altered pattern of windows or doors, replacement window(s), and the steps and/or porch replaced. Additional research has revealed that the window openings have been altered and incompatible windows installed. Cumulative alterations result in a loss of historic integrity. (Page & Turnbull, 2019)

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

Attachments
DPR Form for 420 Sinex Ave.
P1. Other Identifier:

*P2. Location:  
- Not for Publication  
- Unrestricted  
- a. County: Monterey  
- b. USGS Quad(s): Monterey, California (1997)  
- c. Address: 420 Sinex Ave, Pacific Grove, CA 93950 (APN 006535013000)  
- d. UTM:  
- e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6141444343834, -121.916121093092

*P3a. Description:

- Architectural Style(s): Vernacular  
- Construction Type: Wood Frame  
- Number of Stories: 1  
- Basement: Not Visible  
- Garage: None  
- Roof Type(s): Pyramid Hip  
- Roof Material(s): Asphalt Shingle  
- Wall Material(s): Wood Bevel  
- Window Type(s): Sliding  
- Window Material(s): Aluminum  
- Architectural Features: Chimney, Open Porch, Overhanging Eaves  
- Decorative Details: Exposed Rafter Tails  
- Alterations: Compatible Addition, Altered Pattern of Windows or Doors, Replacement Window(s), Steps and/or Porch Replaced  
- Additional Remarks:

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

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

*P5a. Photo

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

*P6. Date Constructed/Age & Sources:
- Prehistoric  
- Protohistoric  
- Historic  
- Unknown  
- Circa 1912. Sources: Monterey County Assessor's Records.

*P7. Owner and Address:
Paff John & Sarah A  
PO Box 462  
Pacific Grove, CA 93950

*P8. Recorded by:
Hannah Simonson, 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:  

*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:

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

Page 2 of 2  
*Resource Name or #*: 420 Sinex Ave (APN 006535013000)  
*Recorded By*: Hannah Simonson  
*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  
**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**: Additional research has revealed that the window openings have been altered and incompatible windows installed. Cumulative alterations result in a loss of historic integrity.

<table>
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<td>Architecture &amp; Design</td>
<td>Not found to be eligible under these criteria during the course of this survey due to loss of historic integrity.</td>
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<td>D/4</td>
<td>Information Potential</td>
<td></td>
<td>Properties were not evaluated for significance under these criteria as part of this survey.</td>
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</tbody>
</table>

**References**:  
TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, Senior Planner
MEETING DATE: 05/27/2020
SUBJECT: Adoption of Resolution 20-04
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION
Adopt Resolution 20-04 reflecting the Historic Resources Committee's action on May 27, 2020.

Attachments
HRC Resolution 20-04
RESOLUTION NO. 20-04

HISTORIC DETERMINATION FOR THE DELETION OF THIRTEEN (13) PROPERTIES FROM THE CITY OF PACIFIC GROVE’S HISTORIC RESOURCES INVENTORY AS REFERENCED IN THE TABLE BELOW

FACTS

1. In 2018, the City Council of the City of Pacific Grove directed the Community Development Department to undertake the task of updating the City’s Historic Resources Inventory (Inventory).

2. To assist with the effort, the City contracted with Page & Turnbull, a qualified historic consulting firm which, as a result of field work and research, prepared the Historic Resources Inventory Update Survey Report (Report) which was finalized and accepted by the City Council on November 20, 2019.

3. The Report analyzed every one of the 1,303 buildings currently on the Inventory, prepared Dept. of Parks & Recreation (DPR) Form 523 documents for each property, and recommended the removal of 371 (28%) of the properties from the Inventory due to changes over time resulting in the loss of historic integrity and/or significance.

4. The properties in the following table were removed from the Inventory on May 27, 2020:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Reason for Removal from the HRI</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 212 4th St.</td>
<td>Several additions result in loss of integrity</td>
</tr>
<tr>
<td>2 138 9th St.</td>
<td>Several additions; original form no longer visible; lost integrity</td>
</tr>
<tr>
<td>3 150 13th St.</td>
<td>Front addition results in lost integrity</td>
</tr>
<tr>
<td>4 308 14th St.</td>
<td>Cumulative alterations/addition; lost integrity</td>
</tr>
<tr>
<td>5 511 18th St.</td>
<td>Large addition results in lost integrity</td>
</tr>
<tr>
<td>6 244 Central Ave.</td>
<td>Several additions result in lost integrity</td>
</tr>
<tr>
<td>7 217 Forest Ave.</td>
<td>Front window/door system altered; original brick bulkhead plastered; lost integrity</td>
</tr>
<tr>
<td>8 601 Fountain Ave.</td>
<td>2nd story addition; alterations result in lost integrity</td>
</tr>
<tr>
<td>9 182 Laurel Ave.</td>
<td>Large additions incompatible; lost integrity</td>
</tr>
<tr>
<td>10 147 Monterey Ave.</td>
<td>No historic significance</td>
</tr>
<tr>
<td>11 420 Sinex Ave.</td>
<td>Cumulative alterations result in lost integrity</td>
</tr>
</tbody>
</table>

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 PGM C 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 May 27, 2020, the Historic Resources Committee determined that, based on observation and the information on the DPR forms provided, the buildings listed as Nos. 1 – 11 above 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 27th day of May, 2020, by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

APPROVED:

_____________________________
Claudia Sawyer, Chair

ATTEST: ______________________________
Alyson Hunter, Senior Planner
TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, Senior Planner
MEETING DATE: 05/27/2020
SUBJECT: Presentation on the Secretary of the Interior's Standards
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guides Section 15378

RECOMMENDATION
Receive a brief presentation on the Secretary of the Interior's Standards

Attachments

SOI Handout
IMPORTANT BACKGROUND INFORMATION

**Integrity definition**

An historically significant property must have enough of its original features to express its significance. The Pacific Grove Municipal Code defines *integrity* as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period including location, design, setting, materials, workmanship, feeling and association.” (PGMC 23.76.0200)

“Integrity” is not a measure of a property’s attractiveness, livability or architectural interest. Having a property removed from the HRI because it does not meet the definition of integrity is not a judgement that a home is not beautiful or special for a lot of other reasons - it's simply not historic.

**Secretary of the Interior's Standards**

The purpose of the Secretary of the Interior’s Standards for Rehabilitation is to retain a property’s historical significance and character while allowing the property to adapt to changing needs. In summary, this includes:

- **Identifying and preserving** the architectural materials and features that are important to defining the historical character of a building.
- **Protecting and maintaining** the materials and features in the rehabilitation process.
- **Repairing** deteriorated character-defining materials and features whenever possible.
- **Replacing materials in kind**, or with a comparable substitute material, if they are too deteriorated to repair.
- **Replacing** a character-defining feature with new material only when it is too deteriorated to repair.
- **Replacing a missing feature** only if its physical appearance can be verified by research.

The use of the Standards is required in the PGMC and shall be relied upon when considering alterations and additions to buildings on the HRI:

PGMC **23.76.080** Additions and alterations.

The following shall apply to additions and alterations made to historic structures in the city of Pacific Grove:

(b) In reviewing applications for additions to, or exterior alteration of, historic buildings, the appropriate review authority shall consider the criteria listed in PGMC **23.76.025** and shall be guided by the Secretary of the Interior’s “Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings” and the Architectural Review Guidelines, in particular Appendix I – Working with Buildings on the Historic Resources Inventory, of the city of Pacific Grove or succeeding document(s).
PGMC 23.70.070(h) Findings Required for Approval. The historic resources committee shall determine from the application materials submitted whether:

1. The architecture and general appearance of the completed project are compatible with the neighborhood; and

2. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood; and

3. The committee has been guided by and has made reference to applicable provisions of the architectural review guidelines in making its determinations on single-family residences.

4. Additional Findings for Exterior Alterations to Structures on the Historic Resources Inventory (HRI):

   (A) The exterior alteration of any structure on the historic resources inventory is consistent with the Secretary of the Interior’s Standards for Rehabilitation of Historic Buildings; and

   (B) The exterior alteration of any structure on the historic resources inventory complies with Appendices I through IV of the Pacific Grove Architectural Review Guidelines.