



NOTICE OF MEETING

CITY OF PACIFIC GROVE

HISTORIC RESOURCES COMMITTEE

REGULAR MEETING AGENDA

Wednesday, July 22, 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 ALLOWING FOR A DEVIATION OF TELECONFERENCE RULES REQUIRED BY THE BROWN ACT.

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AGENDA

CALL TO ORDER

1. **APPROVAL OF AGENDA**
2. **COMMITTEE 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 Historic Resources Committee 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 Historic Resources Committee. Comments from the public will be limited to three minutes and will not receive Historic Resources Committee action. Comments regarding items on the Regular Agenda shall be heard prior to Historic Resources Committee's consideration of such items at the time such items are called. Whenever possible, written correspondence should be submitted to the Resources Committee 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 Historic Resources Committee, staff, or the public may remove an item from the Consent Agenda for individual consideration. When items are pulled for discussion, they will be automatically placed at the end of their respective section within the Regular Agenda. One motion shall be made to adopt all non-removed items on the Consent Agenda. 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 Historic Resources Committee, staff, or the public may remove an item from the Consent Agenda for individual consideration. When items are pulled for discussion, they will be automatically placed at the end of their respective section within the Regular Agenda. One motion shall be made to adopt all non-removed items on the Consent Agenda. Items pulled from this section will be placed under 6. Regular Agenda

5. Adoption of the May 27, 2020, Historic Resource Committee meeting minutes.
Reference: Alyson Hunter, AICP, Senior Planner
Recommended Action: Adopt the minutes of the May 27, 2020, Historic Resource Committee meeting.
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

6. Architectural Permit (AP 20-0283) for 113 8th Street.
Description: Architectural Permit (AP 20-0283) for 113 8th Street.
Zone District/General Plan Designation: R-3-PGR / High Density Residential
Coastal Zone: Yes
Historic Resources Inventory: Yes
CEQA: Categorical Exemption, CEQA Guidelines 15331, Historical Resources Restoration/Rehabilitation
Recommended Action: Approve the proposed siding and porch replacement based on findings, conditions of approval, and a Class 31 CEQA exemption for historic restoration/rehabilitation.
Reference: Alyson Hunter, AICP, Senior Planner

7. Removal of the residence at 139 Monterey Ave. from the Historic Resources Inventory (HRI) based on evidence provided that the residence was built in 1963 and does not possess historic significance.
Description: Removal of the residence located at 139 Monterey Ave. from the HRI. It was built in 1963 and is not historically significant.
Zone District/General Plan Designation: R-3-PGR / High Density Residential
Coastal Zone: No
Historic Resources Inventory: Yes
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

Recommended Action: Remove the property from the Historic Resources Inventory (HRI) based on evidence provided that the residence was built in 1963 and does not possess historic significance.

Reference: Alyson Hunter, AICP, Senior Planner

8. Initial Historic Screening for 366 Gibson Ave.

Description: Initial Historic Screening for 366 Gibson Ave.

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

Coastal Zone: No

Historic Resources Inventory: No

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

Recommended Action: Staff recommends that the Historic Resources Committee find the property known as 366 Gibson Ave. not eligible for the Historic Resources Inventory.

Reference: Alyson Hunter, AICP, Senior Planner

9. Initial Historic Screening for 1210 Funston Ave.

Description: Initial Historic Screening for 1210 Funston Ave.

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

Coastal Zone: No

Historic Resources Inventory: No

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

Recommended Action: Determine the property to be ineligible for the Historic Resources Inventory due to a lack of unique architectural, site, or locational characteristics.

Reference: Alyson Hunter, AICP, Senior Planner

10. Initial Historic Screening for 271 Crocker Ave.

Description: Initial Historic Screening for 271 Crocker Ave.

Zone District/General Plan Designation: R-1-B-3 / Low Density Residential

Coastal Zone: No

Historic Resources Inventory: No

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

Recommended Action: Staff recommends that the Historic Resources Committee find the property ineligible for the Historic Resources Inventory because 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.

Reference: Alyson Hunter, AICP, Senior Planner

11. Adoption of HRC Resolution 20-03.

Reference: Alyson Hunter, AICP, Senior Planner

Recommended Action: Adopt Resolution 20-03 recording the action of the Historic Resources Committee at its May 27, 2020, meeting.

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

12. Adoption of the revised Resolution 20-01 to correct the record of actions taken by the Historic Resources Committee at its January 22, 2020, meeting. This Resolution will replace the original.

Reference: Alyson Hunter, AICP, Senior Planner

Recommended Action: Adopt Revised Resolution 20-01 which corrects the actions taken by the Historic Resources Committee at its January 22, 2020, meeting.

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

REGULAR AGENDA

13. PUBLIC HEARINGS

For public hearings involving a quasi-judicial determination by the Historic Resources Committee, the proponent of an item may be given 10 minutes to speak and others in support of the proponent’s position may be given three minutes each. A designated spokesperson for opposition to the item may be given 10 minutes to speak and all others in opposition may be given three minutes each. Very brief rebuttal and surrebuttal may be allowed in the sole discretion of the Historic Resources Committee. In public hearings not involving a quasi-judicial determination by the Planning Commission, all persons may be given three minutes to speak on the matter. Public hearings on non-controversial matters or for which testimony is not anticipated may be placed on the Consent Agenda, but shall be removed if any person requests a staff presentation or wishes to be heard on the matter.

- A. Removal of the property known as 231 Cypress Ave. from the HRI due to a loss of historic integrity.

Description: Due to a loss of historic integrity through a series of additions and other exterior alterations over time, the residence is no longer eligible for the HRI.

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

Coastal Zone: No

Historic Resources Inventory: Yes

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

Recommended Action: Remove the property known as 231 Cypress Ave. from the HRI due to a loss of historic integrity.

Reference: Alyson Hunter, AICP, Senior Planner

- B. Removal of 239 Junipero Ave. from the HRI due to loss of historic integrity.

Description: Removal of 239 Junipero Ave. from the Historic Resources Inventory due to loss of historic integrity.

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

Coastal Zone: No

Historic Resources Inventory: Yes

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

Recommended Action: Remove 239 Junipero Ave. from the Historic Resources Inventory due to loss of historic integrity.

Reference: Alyson Hunter, AICP, Senior Planner

- C. Removal of 308 Grand Ave. from the Historic Resources Inventory due to loss of historic integrity.

Description: Removal of 308 Grand Ave. from the Historic Resources Inventory due to loss of historic integrity.

Zone District/General Plan Designation: Downtown Commercial / Commercial

Coastal Zone: No

Historic Resources Inventory: Yes

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

Recommended Action: Remove 308 Grand Ave. from the Historic Resources Inventory due to loss of historic integrity.

Reference: Alyson Hunter, AICP, Senior Planner

- D. Removal of 312 19th St. from the Historic Resources Inventory due to loss of historic integrity.

Description: Removal of 312 19th St. from the Historic Resources Inventory due to loss of historic integrity.

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

Coastal Zone: No

Historic Resources Inventory: Yes

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

Recommended Action: Remove 312 19th St. from the Historic Resources Inventory due to loss of historic integrity.

Reference: Alyson Hunter, AICP, Senior Planner

- E. Removal of 370 Central Ave. from the Historic Resources Inventory due to loss of historic integrity.

Description: Removal of 370 Central Ave. from the Historic Resources Inventory due to loss of historic integrity.

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

Coastal Zone: Yes

Historic Resources Inventory: Yes

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

Recommended Action: Remove 370 Central Ave. from the Historic Resources Inventory due to loss of historic integrity.

Reference: Alyson Hunter, AICP, Senior Planner

- F. Removal of 419 9th St. from the Historic Resources Inventory due to loss of historic integrity.

Description: Removal of 419 9th St. from the Historic Resources Inventory due to loss of historic integrity.

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

Coastal Zone: No

Historic Resources Inventory: Yes

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

Recommended Action: Remove 419 9th St. from the Historic Resources Inventory due to loss of historic integrity.

Reference: Alyson Hunter, AICP, Senior Planner

- G. Removal of 464 Laurel Ave. from the Historic Resources Inventory due to loss of historic integrity.

Description: Removal of 464 Laurel Ave. from the Historic Resources Inventory due to loss of historic integrity.

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

Coastal Zone: No

Historic Resources Inventory: Yes

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

Recommended Action: Remove 464 Laurel Ave. from the Historic Resources Inventory due to loss of historic integrity.

Reference: Alyson Hunter, AICP, Senior Planner

- H. Removal of 513 Carmel Ave. from the Historic Resources Inventory due to loss of historic integrity.

Description: Removal of 513 Carmel Ave. from the Historic Resources Inventory as original resource no longer exists.

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

Coastal Zone: No

Historic Resources Inventory: Yes

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

Recommended Action: Remove 513 Carmel Ave. from the Historic Resources Inventory as original resource no longer exists.

Reference: Alyson Hunter, AICP, Senior Planner

- I. Removal of 520 10th St. from the Historic Resources Inventory due to loss of historic integrity.

Description: Removal of 520 10th St. from the Historic Resources Inventory due to loss of historic integrity.

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

Coastal Zone: No

Historic Resources Inventory: Yes

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

Recommended Action: Remove 520 10th St. from the Historic Resources Inventory due to loss of historic integrity.

Reference: Alyson Hunter, AICP, Senior Planner

J. Initial Historic Screening for 855 Bayview Ave.

Description: Initial Historic Screening for 855 Bayview Ave.

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

Coastal Zone: No

Historic Resources Inventory: No

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

Recommended Action: Staff recommends that the Historic Resources Committee find that, through this Initial Historic Screening, a determination of ineligibility for the Historic Resources Inventory cannot be made at this time.

Reference: Alyson Hunter, AICP, Senior Planner

14. **DISCUSSION ITEM(S)**

A. A brief presentation on the Secretary of the Interior's Standards regarding Additions.

Reference: Alyson Hunter, AICP, Senior Planner

Recommended Action: Receive a brief presentation by Vice Chair Sheridan on the Secretary of the Interior's Standards regarding Additions.

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

Next Meeting – September 23, 2020

ADJOURNMENT

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.



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

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM:
MEETING DATE: 07/22/2020
SUBJECT: Adoption of the May 27, 2020, Historic Resource Committee meeting minutes.
CEQA: Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION

Adopt the minutes of the May 27, 2020, Historic Resource Committee meeting.

Attachments

Draft May 27, 2020, Minutes



DRAFT MINUTES
CITY OF PACIFIC GROVE
HISTORIC RESOURCES COMMITTEE
REGULAR MEETING

Wednesday, May 27, 2020, 3:00 P.M.
Via Zoom

1. CALL TO ORDER – 3:00 p.m.

2. Roll Call

Members Present: Sawyer (Chair), Sheridan (Vice-Chair), Members Kleiss (Secretary), Steres, Welch, and Travaille.

Members Absent: Rock.

3. APPROVAL OF AGENDA

Chair Sawyer recommended amending the agenda by moving Item 28.A to new Item 13, thus renumbering the Items following accordingly; and switching “new” Item 17 with the originally-numbered 16.

On a motion by Steres and a second by Sheridan, the agenda was approved with a roll call vote 6-0-1 (Rock absent).

Motion passed.

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

Chair Sawyer announced the availability of the phone help line for members of the public; mentioned several agenda template changes; and reminded members of the recusal protocol.

Member Sheridan announced that the California Preservation Foundation (CPF) online conference webinar links are available.

Senior Planner Hunter expressed her thanks to the Committee for its patience with new Zoom meeting format and new agenda software platform.

5. COUNCIL LIAISON ANNOUNCEMENTS

Councilmember Tomlinson provided a brief update on City Council activities which mostly consisted of budget issues relating to the COVID-19 crisis.

6. GENERAL PUBLIC COMMENT

- a. Lisa Ciani expressed her concerns about the size of the agenda, recommended providing links on the agenda, and suggested using a geographic or neighborhood methodology for assessing HRI deletions moving forward.

CONSENT AGENDA

7. 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

8. 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 CEQA Guidelines Section 15378

9. Initial Historic Screening for 409 Sinex 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

10. Initial Historic Screening for 42 Quarterdeck 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

11. Initial Historic Screening for 380 Pine Ave.

Reference: Alex Othon, Assistant Planner

Recommended Action: Recommend the HRC find the property ineligible for the Historic Resources Inventory.

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

12. 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

13. 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 its February 26, 2020, meeting.

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

14. **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

With the inclusion of the errata provided for both #11 and #12, Member Steres moved to approve the Consent Agenda Items 5-12. The motion was seconded by Sheridan and approved by a roll call vote 6-0-1(Rock absent).

Motion passed.

REGULAR AGENDA

13. **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 CEQA Guidelines Section 15378

Member Sheridan provided a brief tutorial on the Secretary of the Interior’s Standards and how they apply to the PGMC and the Committee’s task of reviewing properties for deletion from the HRI.

14. **Deletion of 864 Laurel Ave. from the City's Historic Resources Inventory (HRI). This item was continued from the February 26, 2020 meeting.**
Reference: Alyson Hunter, Senior Planner
Recommended Action: Delete 864 Laurel Ave. from the City's Historic Resources Inventory (HRI) due to lost historic integrity.
CEQA: Does not constitute a “Project” per CEQA Guidelines Section 15378

Chair Sawyer opened the meeting for public comment.

Lisa Ciani spoke on the item.

Chair Sawyer closed the floor to public comment.

Member Steres mentioned his past involvement as architect on the project.

After deliberating on the item, Member Travaille made a motion to retain the property on the HRI. The motion was seconded by Kleiss. The Committee voted 4-2-1 (Sheridan and Sawyer dissenting and Rock absent) to retain the property on the HRI.

Motion passed.

15. **Deletion of 219 Bentley St. from the City's Historic Resources Inventory (HRI). This item was continued from the February 26, 2020 meeting.**
Reference: Alyson Hunter, Senior Planner
Recommended Action: Delete 219 Bentley St. from the City's Historic Resources Inventory (HRI) due to loss of historic integrity.

CEQA: Does not constitute a “Project” per CEQA Guidelines Section 15378

Chair Sawyer opened the meeting for public testimony.
Lisa Ciani read her letter into the record.

Chair Sawyer closed the public hearing.

After deliberating on the item, Member Travaille made a motion to retain the property on the HRI. The motion was seconded by Welch. On a roll call vote, the motion passed 4-2-1 (Sheridan and Sawyer dissenting and Rock absent).

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:** Yes **Historic Resources Inventory:** Yes

Area of Special Biological Significance: Yes

Reference: Alex Othon, Assistant Planner

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.

CEQA: Categorical Exemption, CEQA Guidelines 15331, Historical Resources Restoration/Rehabilitation

Member Travaille recused himself due to a conflict of interest.

Assistant Planner Othon provided a brief oral presentation.

Chair Sawyer opened the public hearing and asked of a representative if the project would like to speak.

- Mr. James Smith spoke on behalf of the project.
- Lisa Ciani shared her concerns about the property’s location within the Coastal zone and archaeological resources.

Chair Sawyer closed the public hearing and asked the Committee to deliberate.

On a motion to approve by Steres, a second by Welch, the project was approved by a roll call vote 5-0-1-1 (Rock absent and Travaille recused).

17. 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 CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

On a motion by Welch and a second by Travaille, the property was removed from the HRI through a roll call vote 6-0-1 with Rock absent.

Member Kleiss left the meeting at 4:30 pm

18. Historic Determination to Remove 138 9th St. from the City's Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

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

CEQA: Does not constitute a "Project" per CEQA Guidelines Section 15378

Member Steres recused himself due to a financial conflict.

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

On a motion by Travaille and a second by Welch, the property was removed from the HRI through a roll call vote 4-0-2-1 (Rock and Kleiss absent, Steres abstained).

19. Historic Determination to Remove 150 13th St. from the City's Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

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

CEQA: Does not constitute a "Project" per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

After deliberating on the item, Travaille moved to retain the property on the HRI. The motion was seconded by Steres and approved on a roll call vote 4-1-2 (Sheridan dissent, Rock and Kleiss absent).

The property is retained on the HRI.

20. Historic Determination to Remove 308 14th St. from the Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

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

CEQA: Does not constitute a "Project" per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

After deliberating on the item, Travaille moved to remove the property from the HRI. The motion was seconded by Steres and approved on a roll call vote, 5-0-2 (Rock and Kleiss absent).

21. Historic Determination to Remove 511 18th St. from the Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

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

CEQA: Does not constitute a "Project" per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed

the public hearing.

After deliberating on the item, Travaille moved to remove the property from the HRI. The motion was seconded by Steres and approved on a roll call vote. (5-0-2) Rock/Kleiss absent.

22. Historic Determination to Remove 244 Central Ave. from the Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

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

CEQA: Does not constitute a "Project" per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

After deliberating on the item, Steres moved to remove the property from the HRI. The motion was seconded by Sheridan. The result of the roll call vote 3-2-2 (Travaille and Welch dissent, Rock and Kleiss absent. Motion Failed.

The property is retained on the HRI.

23. Historic Determination to Remove 217 Forest Ave. from the Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

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

CEQA: Does not constitute a "Project" per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

After deliberating on the item, a motion was made by Travaille to remove the property from the HRI. The motion was seconded by Sheridan and approved on a roll call vote 5-0-2 (Kleiss and Rock absent).

24. Historic Determination to Remove 601 Fountain Ave. from the Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

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

CEQA: Does not constitute a "Project" per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

After deliberating on the item, a motion was made by Sheridan to remove the property from the HRI. The motion was seconded by Welch and approved on a roll call vote 4-1-2 (Steres dissent, Kleiss and Rock absent).

25. Historic Determination to Remove 182 Laurel Ave. from the Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

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

CEQA: Does not constitute a “Project” per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

After deliberating on the item, a motion was made by Steres to remove the property from the HRI. The motion was seconded by Sheridan and approved on a roll call vote 5-0-2 (Kleiss and Rock absent).

26. Historic Determination to Remove 147 Monterey Ave. from the Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

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

CEQA: Does not constitute a “Project” per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

After deliberating on the item, a motion was made by Travaille to remove the property from the HRI. The motion was seconded by Welch and approved on a roll call vote 5-0-2 (Kleiss and Rock absent).

27. Historic Determination to Remove 420 Sinex Ave. from the Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

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

CEQA: Does not constitute a “Project” per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

After deliberating on the item, a motion was made by Welch to remove the property from the HRI. The motion was seconded by Travaille and approved on a roll call vote 5-0-2 (Kleiss and Rock absent).

28. 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

CEQA: Does not constitute a “Project” per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

On a motion by Sheridan and a second by Travaille the Committee, by a roll call vote, continued the item to the next meeting of the HRC 5-0-2 (Rock and Kleiss absent).

29. DISCUSSION ITEM(S)

ADJOURNMENT – by order of the Chair, the meeting was adjourned at 5:20 pm.

DRAFT



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

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, AICP, Senior Planner
MEETING DATE: 07/22/2020
SUBJECT: Architectural Permit (AP 20-0283) for 113 8th Street.
CEQA: Categorical Exemption, CEQA Guidelines 15331, Historical Resources Restoration/Rehabilitation

RECOMMENDATION

Approve the proposed siding and porch replacement based on findings, conditions of approval, and a Class 31 CEQA exemption for historic restoration/rehabilitation.

BACKGROUND

The ca. 1888 residence was originally clad in vertical wood board and batten siding. According to documentation attached herein, the stucco siding was added after the 1.5-story addition was completed in 1926-1927. The exact date that the stucco was added is unknown. As indicated in the photo included in the attached historical assessment memo (Seavey, June 2020), the front of the house has board and batten siding under the stucco which was removed to address dry rot issues prior to historical review by the Historic Resources Committee. The project proposes to restore the existing board and batten siding by removing the stucco around the entire house.

DISCUSSION

As indicated in the historical assessment memo (Seavey, June 2020), the removal of the stucco and in-kind replacement of the underlying rot-impacted board and batten siding with new wood board and batten siding meets the Secretary of the Interior's Standards for Rehabilitation and qualifies for a Class 31 CEQA exemption. Several windows will be removed and reinstalled as part of the siding replacement. The project includes removing the existing concrete walk to the front door to be replaced with pavers to match the existing driveway (these are not part of the historic structure). No additional changes or modifications to the exterior of the house are proposed. The property was included in the City's recent HRI survey. The consultant, Page & Turnbull, recommended that the home be retained on the HRI. The P&T Dept. of Parks and Recreation (DPR) form is included in the historic assessment attached. By removing the non-historic stucco cladding, repairing the existing windows and returning the aesthetic of the board and batten siding, the applicant is adhering to Appendix I of the Architectural Review Guidelines.

The property is located in the Coastal zone and in an area of archeological sensitivity. There will be no new ground disturbance associated with the project. The project is found exempt from CDP requirements per PGMC Section 23.90.040.A

Attachments

Application

Project Data Sheet

Draft Permit

Notice of Exemption

Historic Report

Plan Set



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

113 8th

Application #

AP 20-0283

Date:

Total Fees:

\$3,742.70

APPLICANT/OWNER:

Project Address: 113 8th St. Pacific Grove, CA 93950

APN: 006-216-007

Project Description: Board and Batten Siding
New Porch

Will the project create, add, or replace impervious surface?

Yes

No

Will the project impact any tree(s) on site?

Yes

No

Applicant

Name: Derrick Dowling

Phone: 925-451-2805

Email: DowlinginChico@gmail.com

Mailing Address: 1074 Kipling Ct.

Concord, CA 94518

Owner

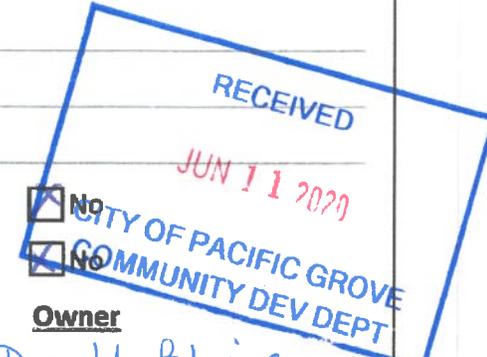
Name: Debbie + Donald Blevins

Phone: 925-680-6562

Email: OHB@Astound.net

Mailing Address: 1074 Kipling Ct.

Concord, CA 94518



PLANNING STAFF USE ONLY:

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
- CDP: Coastal Dev. Permit
- LLA: Lot Line Adjustment
- IHS: Initial Historic Screening
- HPP: Historic Preservation
- A: Appeal
- TPD: Tree Permit W/ Dev't
- CDP Waiver/Admin. CDP
- VAR: Variance
- MMP: Mitigation Monitoring
- Water Entitlement
- 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
- Area of Special Biological Significance (ASBS)
- Environmentally Sensitive Habitat Area (ESHA)
- coastal zone

Property Information

Lot: 5,7

Block: 14

Tract: Retreat

ZC: R-3-PGR

GP: HD up to 19.8du/ac

Lot Size: ±4,062 sf

Historic Resources Inventory

Archaeologically Sensitive Area

CDP Appeal Jurisdiction

Staff Use Only:

Received by: _____

Assigned to: _____

\$ PAID
3,742.70
6-17-2020

*exempt from CDP per 23.90.040.A

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), the National Environmental Policy Act (NEPA), or the CA Coastal Act.

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: Derrick Dowling

Date: June 8, 2020

Owner Signature (Required): Deborah M. Blewett

Date: June 8, 2020



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

Application #

AP

Planning Permit Fee Calculation

| Permit | Select | Fee |
|--|-------------------------------------|--|
| Architectural Permit – Single Family | <input checked="" type="checkbox"/> | \$3,052 |
| Administrative Architectural Permit | <input type="checkbox"/> | \$1,469 |
| Architectural Design Change | <input type="checkbox"/> | \$1,469 |
| Counter Review & Determination – no new square footage | <input type="checkbox"/> | \$212 |
| Counter Review & Determination – new square footage | <input type="checkbox"/> | \$856 |
| Initial Historic Screening | <input type="checkbox"/> | \$452 |
| Sign Permit | <input type="checkbox"/> | \$2,241 |
| Administrative Sign Permit | <input type="checkbox"/> | \$1,241 |
| Use Permit and Amendments – Single Family | <input type="checkbox"/> | \$1,753 |
| Major Administrative Use Permit | <input type="checkbox"/> | \$1,133 |
| Minor Administrative Use Permit | <input type="checkbox"/> | \$1,147 |
| Variance and Amendment | <input type="checkbox"/> | \$2,548 |
| Coastal Development Permit (base fee for single-family <1,500 sf; see adopted fee schedule for additional permit fees) | <input type="checkbox"/> | \$2,151 |
| CDP Waiver/Admin. CDP | <input type="checkbox"/> | \$2,151 |
| Historic Preservation Permit | <input type="checkbox"/> | \$1,735 |
| Initial Study (ND/MND) | <input type="checkbox"/> | \$6,161 |
| Tree Permit with Development | <input type="checkbox"/> | \$260 |
| Appeal | <input type="checkbox"/> | 25% of base permit fee or \$1,000 whichever is greater plus noticing costs |
| Other | <input type="checkbox"/> | |

Additional Fees

| | | | |
|---|--------------------------|-------------------------------------|----------|
| General Plan Update Fee | 5% of Permit Fee | <input checked="" type="checkbox"/> | \$152.60 |
| CEQA Exemption Fee | \$278 | <input checked="" type="checkbox"/> | \$278.00 |
| Butterfly Buffer Zone | 5% of Permit Fee | <input type="checkbox"/> | |
| Area of Special Biological Significance | 5% of Permit Fee | <input checked="" type="checkbox"/> | \$152.60 |
| Environmentally Sensitive Habitat Area | 15% of Permit Fee | <input type="checkbox"/> | |
| Noticing – Mailings | \$0.55 * (# of Mailings) | <input checked="" type="checkbox"/> | \$5.50 |
| Noticing – Herald Ad | \$349 | <input type="checkbox"/> | |
| Stormwater Fee | Varies | <input type="checkbox"/> | |
| County filing fee | Varies | <input checked="" type="checkbox"/> | \$51.00 |
| File maintenance fee | Varies | <input checked="" type="checkbox"/> | \$51.00 |
| Other | Varies | <input type="checkbox"/> | |
| Other | Varies | <input type="checkbox"/> | |

Total Fees: \$3,742.70

PROJECT DATA SHEET

Project Address: _____ **Submittal Date:** _____
Applicant(s): _____ **Permit Type(s) & No(s):** _____

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

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

**ARCHITECTURAL PERMIT (AP) 20-0283
FOR A PROPERTY LOCATED AT 113 8th STREET TO ALLOW THE REPLACEMENT OF THE EXISTING
STUCCO SIDING WITH WOOD BOARD AND BATTEN SIDING AND REPLACEMENT OF THE EXISTING
FRONT PORCH. THE PROPERTY IS ON THE HISTORIC RESOURCES INVENTORY.**

FACTS

1. The subject site is located at 113 8th Street, Pacific Grove, APN 006-216-007
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 approximately 4,300 square feet in size.
5. The subject site is developed with a single family dwelling, a detached garage, 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 (a) & 15331 – Existing Facilities and Historical Resource Rehabilitation, respectively.

FINDINGS – PGM § 23.70.070(h)

1. The architecture and general appearance of the completed project are compatible with the neighborhood.
The replacement of the stucco cladding with board and batten siding will return the home to a more original appearance. This siding is regularly used in the Retreat neighborhood.
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.
There is no indication that the replacement of siding and an existing front porch on an existing single-family home will disrupt the orderly and harmonious development of the City nor impair the desirability of investment or occupation in the neighborhood.
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.
The architectural review guidelines and its appendices pertaining to historic resources are readily available for the Committee's use and reference.
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.
A qualified consultant has prepared a historic assessment memo (Seavey, June 2020) for use in the analysis of this project. In the consultant's qualified opinion, the project is consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.
 - 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.
The project applies with the appendices as appropriate.

PERMIT

An Architectural Permit (AP 20-0283) to replace existing stucco siding with new board and batten wood siding and replace the existing front porch. The property is on the Historic Resources Inventory (HRI).

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 “113 8th St” dated June 11, 2020, on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.
6. **Lighting.** All exterior lighting must conform to Architectural Review Guidelines Nos. 10 – 12.
7. **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.
8. **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 Committee authorizes approval of AP 20-0283 to replace existing stucco siding with new board and batten wood siding and replace the existing front porch. The property is on the Historic Resources Inventory (HRI).
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 22nd day of July, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

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.

Debbie & Donald Blevins, Owner(s)

Date

Notice of Exemption

Appendix E

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

From: (Public Agency): _____

 (Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

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: _____
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency
 Contact Person: _____ Area Code/Telephone/Extension: _____

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: _____

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: _____

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

June 4, 2020

Deborah Blevins
1074 Kipling Ct.
Concord, CA 94518

Dear Deborah:

Thank you for the opportunity to comment on the rehabilitation work you are currently conducting on your residential property located at 113 8th St., (APN# 006-216-007) in Pacific Grove, in accordance with the *Secretary of the Interior's Standards for Rehabilitation*, as required by the California Environmental Quality Act (CEQA) and the City of Pacific Grove.

According to Monterey County Assessor's, Pacific Grove building records, & the original James Bean family owners archives, the root dwelling was a small, one-story, wood-framed camp cottage, constructed in 1884 (see photo provided). Based on a 1926-1927 Sanborn map of Pacific Grove the subject property had been expanded to its existing one & one-half-story size, taking on its gable-and-wing Vernacular appearance, with a board-and-batten exterior wall-cladding (see photo provided). The original fenestration had been modified at that time to conform to the new proportions, with further undated window changes over time, including some that are vinyl-clad. A detached, wood-framed one-car garage, still present, was constructed by permit in 1923 (PGBP# 1290).

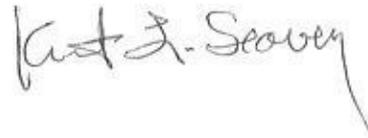
The owner was issued a repair permit (PG-PIP-19-5497) dated 6/3/19, for dry-rot removal on the then stuccoed exterior wall-cladding. In discovery, the dry-rot problem became a larger issue and further permits were issued to resolve it. The increased stucco removal revealed the source of the dry-rot was an earlier board-and-batten wall-cladding, which was subsequently removed with the intention to match the deteriorated material and pattern. In kind, as called for in the Secretary's Rehabilitation Standards #2, #4, #5 & #6, in order to return this character-defining feature of the residence in the 1920s.

The Rehabilitation Standards call for the retention of its historic character, avoiding the removal of distinctive materials or features (Standard #2), in this case the board-and-batten dry-rot damaged wood siding. The existing siding was a change to the original 1884 cottage, which had acquired its own significance with the later expansion of the original building envelope (Standard #4). The current exterior wall-cladding is a distinctive finish that characterized that expansion (Standard #5).

As noted above, because of the extent of the dry-rot problem the owner removed the deteriorated material with the understanding that it was part of the repair permit in place (see above), and purchased new matching wood siding to replace the original, in kind, consistent with Standard #6.

The owner wishes to retain the listed historic property in the Pacific Grove Historic Resources Inventory, and finish her rehabilitation project, continuing to follow the provisions of the *Secretary of the Interior's Standards for Rehabilitation*, by reinstalling the vertical board-and-batten wood siding, matching the earlier wall-cladding in kind. The owner is doing this work in order to return the building envelope to its earlier historic appearance, preserving those portions and features of the property which are significant to its historic, architectural, and cultural values (see photo provided).

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Kurt J. Seavey". The signature is written in a cursive style with a long, sweeping tail on the final letter.

113 8th Street-Pacific Grove



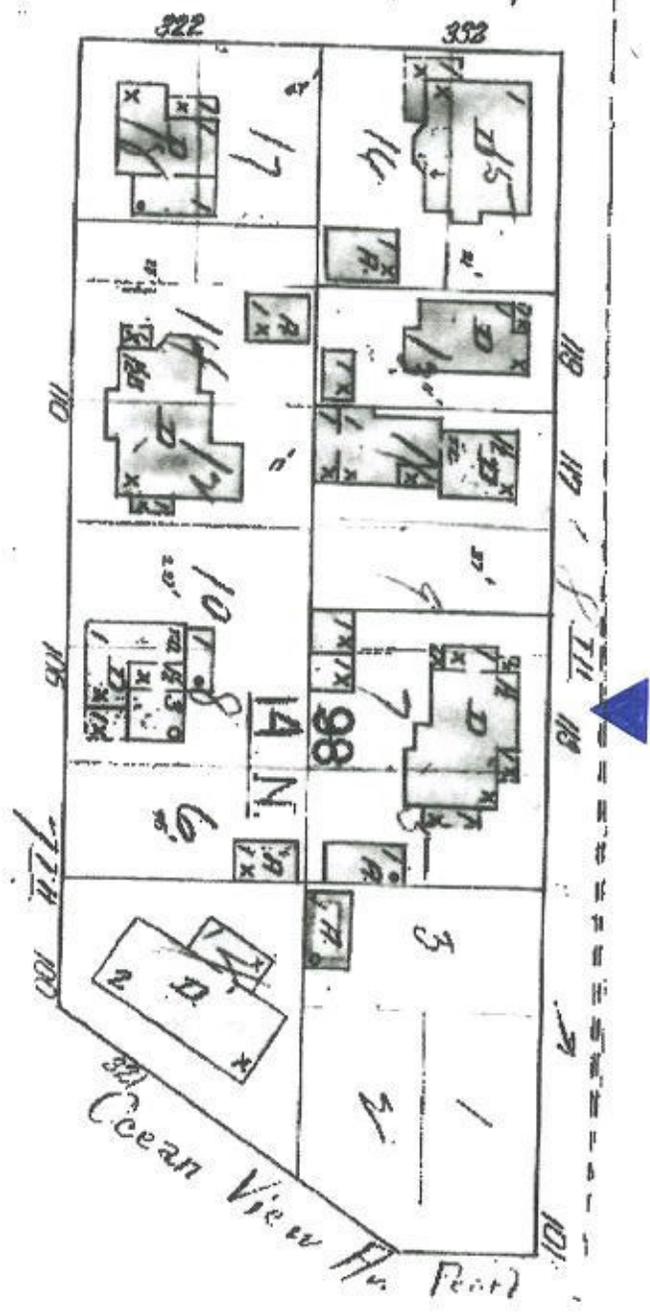
Photo #1. Looking SE at the NW facing facade, note vertical board & batten wall-cladding, 1889, Bean Family Archives.



Photo #2. Looking SE at the NW facing facade, note vertical board & batten wall-cladding, Derrick Dowling, 2019.

1926

Mv. Central Hvi



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 113 8th St (APN 006216007000)

P1. Other Identifier:

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

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

c. Address: 113 8th St, Pacific Grove, CA 93950 (APN 006216007000)

d. UTM:

e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6209285660062, -121.910595603754

*P3a. Description:

- Architectural Style(s): Vernacular
- Construction Type: Wood Frame
- Number of Stories: 1.5
- Basement: Not Visible
- Garage: Detached
- Roof Type(s): Gable
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Stucco
- Window Type(s): Hung
- Window Material(s): Wood
- Architectural Features: Chimney, Dormers, Open Porch
- Decorative Details:
- Alterations: Altered Form or Roofline, Altered Pattern of Windows or Doors, Steps and/or Porch Replaced
- Additional Remarks: Original dormer.

*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, 8/2/2018.

*P6. Date Constructed/Age & Sources:

- Prehistoric Protohistoric
 Historic Unknown

1888. Sources: PG HRI Database (6/19/18).

*P7. Owner and Address:

Kelley Anne
113 8th St
Pacific Grove, CA 93950

*P8. Recorded by:

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

*P9. Date Recorded: 8/2/2018

Finalized: 10/18/2019

*P10. Survey Type: Reconnaissance

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

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

Page 2 of 2 *Resource Name or #: 113 8th St (APN 006216007000)

*Recorded By: Hannah Simonson

*Date Recorded: 8/2/2018 Finalized: 10/18/2019

Historic Name: Beans House

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: Good

Period of Significance: 1888

Eligible for Pacific Grove HRI: Yes

Level of Significance: Local

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

California Historic Resource Status Codes: 5S1

Evaluation Notes: Early photograph of the building in Board & Batten (Dec 84/Jan 95) appears to show that the residence had stucco siding.

| National/ California Register | PG Municipal Code §23.76 | Significance | Discussion of Individual Eligibility |
|-------------------------------------|--------------------------------|---------------------------------|--|
| A/1 | A, B | Events, Patterns & Trends | Not found to be eligible under these criteria during the course of this survey. |
| B/2 | C | Persons | Not found to be eligible under these criteria during the course of this survey. |
| C/3 | D, E, F, G, H, I | Architecture & Design | Eligible for the Pacific Grove HRI. Significant for Vernacular design expressed by intact stylistic features, forms and/or construction methods. Good example of type and/or style from Early Development of Pacific Grove (1873-1902) development period and retains sufficient historic integrity. |
| D/4 | | Information Potential | Properties were not evaluated for significance under these criteria as part of this survey. |

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

Received by CDD 6-11-20

113 8TH STREET ISSUED FOR BID



NOTE TO CONTRACTORS:

1. ALL WORK SHALL BE COMPLETE AND TO THE OWNERS SATISFACTION PRIOR TO FINAL PAYMENT OF THE BID ITEM. LOOSE ENDS WILL BE DEDUCTED FROM FINAL PAYMENT AND WILL BE PAID AFTER COMPLETION AND OWNER INSPECTION.
2. WORK PERFORMED OUTSIDE OF SCOPE WILL NOT BE ACKNOWLEDGED OR PAID FOR, NO EXCEPTIONS. ALL WORK SHALL BE IN WRITING PRIOR TO PRECEDING. EMAILS ARE AN ACCEPTABLE FORM OF WRITTEN COMMUNICATION OF CHANGE ORDERS.
3. ALL WORK SHALL FOLLOW REQUIRED CODES, INDUSTRY STANDARDS, MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS. WORK THAT DOES FOLLOW THESE STANDARDS AND REQUIREMENTS SHALL BE CORRECTED AT THE CONTRACTORS COST.
4. CHANGE ORDERS REQUIRED TO COMPLETE THE SCOPE OF WORK DESCRIBED IN THESE DOCUMENTS, WHERE REQUIRED, SHALL BE BROUGHT TO THE OWNERS ATTENTION WITHIN (3) DAYS AFTER DISCOVERY. ALL ADDITIONAL WORK THAT IS NOT BROUGHT TO THE OWNERS ATTENTION WITHIN (3) DAYS IS CONSIDERED IN SCOPE AND WILL BE COMPLETED BY CONTRACTOR AT NO ADDITIONAL CHARGE TO OWNER. ALL WORK SHALL BE 100% COMPLETE.
5. THE CONTRACTOR HAS THE RESPONSIBILITY TO LOOK UP AND FOLLOW ALL MANUFACTURERS RECOMMENDATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR PULLING PERMITS AND SCHEDULING INSPECTIONS.
7. ALL DEBRIS, INCLUDING SOIL, SHALL BE REMOVED PRIOR TO FINAL PAYMENT.
8. CONTRACTOR THAT IS AWARDED THE CONTRACT SHALL GO THROUGH A FINAL WALK THROUGH WITH OWNER TO IDENTIFY ANY MISSING OR OUTSTANDING ITEMS TO COMPLETE SCOPE OF WORK.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO THOROUGHLY REVIEW CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS OF THE HOUSE. CONTRACTOR SHALL ASK FOR CLARIFICATIONS AND PROVIDE ALL ASSUMPTIONS/EXCLUSIONS REGARDING SCOPE OF WORK IN BID DOCUMENTS.

FLOOR AREA SUMMARY

- FLOOR AREA SUMMARY:
- TOTAL FLOOR AREA: 2,100 SF
- PROJECT FLOOR AREAS:
- FIRST FLOOR: 1,200 SF
 - SECOND FLOOR: 900 SF
- 2,100 SF

SCOPE OF WORK SUMMARY

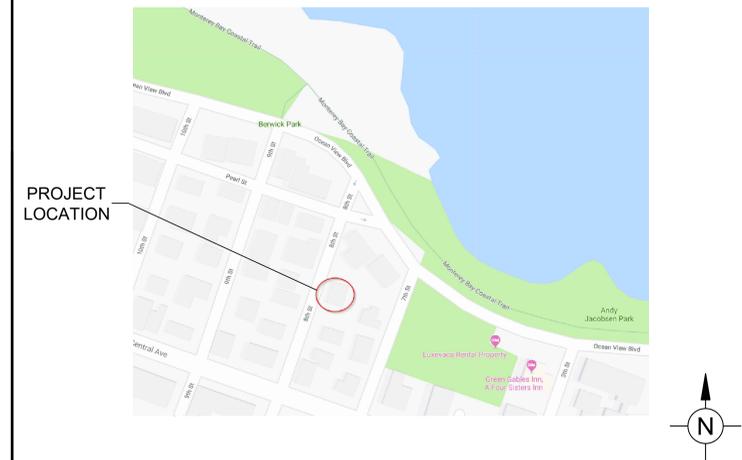
- BID ITEMS (PROVIDE BIDS ACCORDING TO THE FOLLOWING SCHEDULE):
1. EXTERIOR SIDING (BID #1):
 - 1.1. REMOVE EXISTING WINDOWS WHERE SHOWN, NEW SHEAR WALL WHERE REQUIRED, REMOVE EXISTING TYVEK AND REPLACE WITH NEW TYVEK PER MANUFACTURERS RECOMMENDATIONS. PROVIDE FLEXIBLE FLASHING AROUND DOORS AND WINDOWS PER MANUFACTURERS RECOMMENDATIONS. REINSTALL EXISTING WINDOWS. CAULK ALL SEPARATIONS FOR WATER TIGHT INSTALLATION. PROVIDE GALVANIZED FLASHINGS WHERE REQUIRED BY INDUSTRY STANDARDS OR CODE. SIDING SHALL BE COMPLETE AND READY FOR PAINT.
 2. PORCH (BID #2):
 - 2.1. INSTALL PORCH AS SHOWN. COORDINATE WITH ELECTRICAL SCOPE OF WORK. PORCH SHALL MATCH EXISTING PORCH.

PROJECT TEAM

OWNER
 DEBORAH BLEVINS
 1074 KIPLING CT
 CONCORD, CALIFORNIA 94518

PROJECT MANAGER
 DERRICK DOWLING
 TEL: (925) 451-2805
 E-MAIL: DOWLINGCHICO@GMAIL.COM

PROJECT SITE MAP



PROJECT DATA

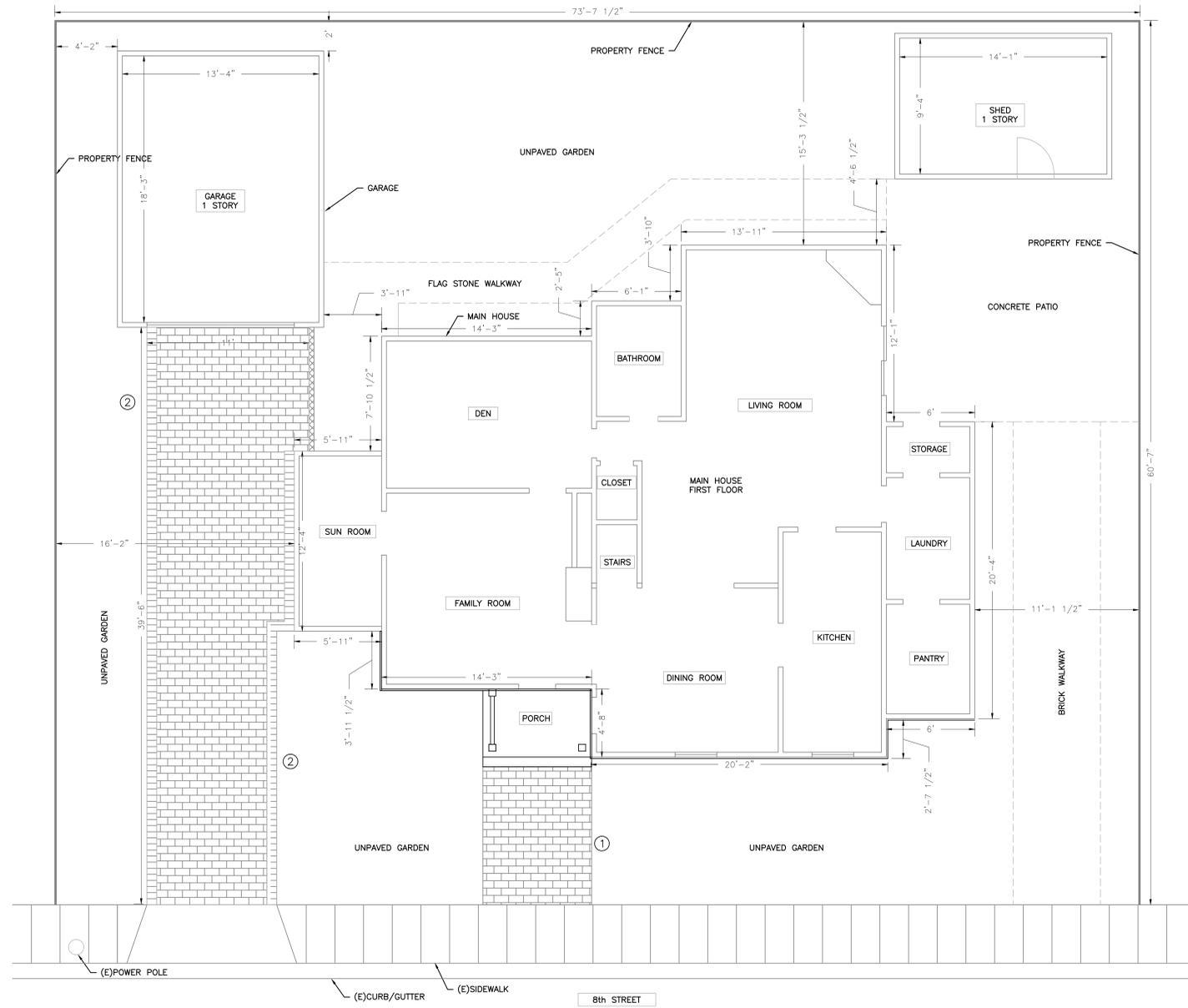
- BUILDING ADDRESS:**
 113 8TH STREET
 PACIFIC GROVE, CA. 94545
- EXISTING BUILDING "E" DATA:**
- NUMBER OF STORIES: 2 STORIES
 - PROJECT LOCATION: FRONT OF HOUSE
 - EXISTING BUILDING FLOOR AREA = 2,100 SF
 - NEW FLOOR AREA = 2,100 SF
 - YEAR BUILT: 1888
 - HISTORICAL BUILDING: YES
 - APN: 006-216-007-000

| REV | DESCRIPTION | DRWN | CHK | APPR | DATE | PROJECT NUMBER: | FIRST FLOOR |
|-----|-------------------|------|-----|------|----------|-----------------|-------------|
| 0 | ISSUED FOR BID | - | - | - | 03/07/20 | DESIGN BY: | DGN - |
| 1 | REISSUED FOR BID | | | | 04/01/20 | DRAWN BY: | DWN - |
| 2 | ISSUED FOR PERMIT | | | | 06/16/20 | CHECKED BY: | CHK - |
| | | | | | | SCALE: | AS NOTED |

113 8TH STREET
 ARCHITECTURAL
 COVER PAGE

A-0

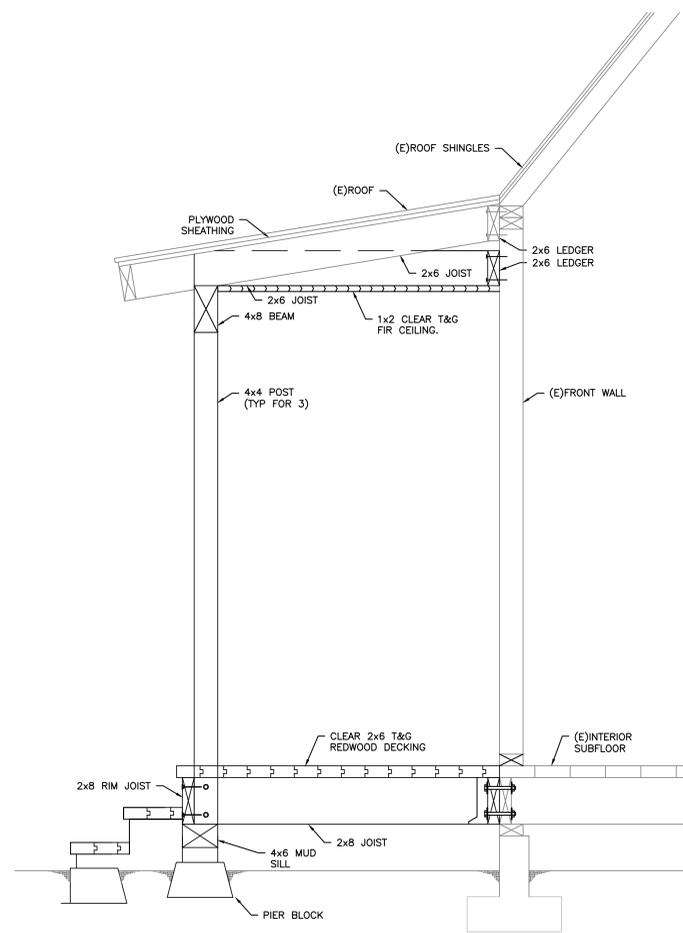
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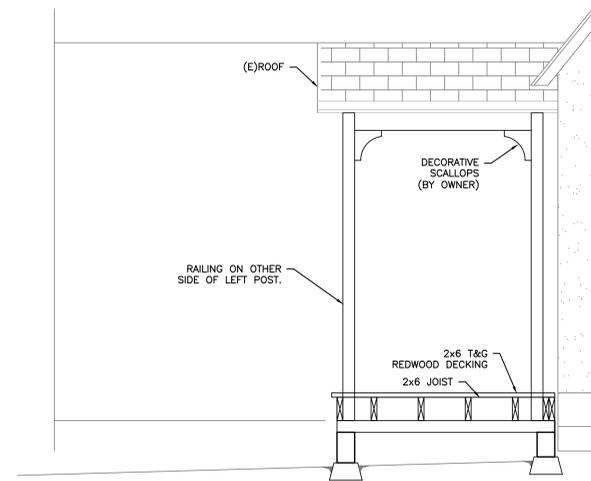
1 SITE PLAN
SCALE: 1/4"=1'-0"

| LEGEND | | | | KEY NOTES | | | |
|--------|--------------------|--|--|-----------|--|--|--|
| ----- | DEMOLITION | | | ① | PROVIDE NEW PAVERS FOR WALKWAY. MATCH (E) DRIVEWAY PAVERS. | | |
| _____ | NEW | | | ② | EXISTING DRIVEWAY PAVERS. | | |
| _____ | EXISTING TO REMAIN | | | | | | |

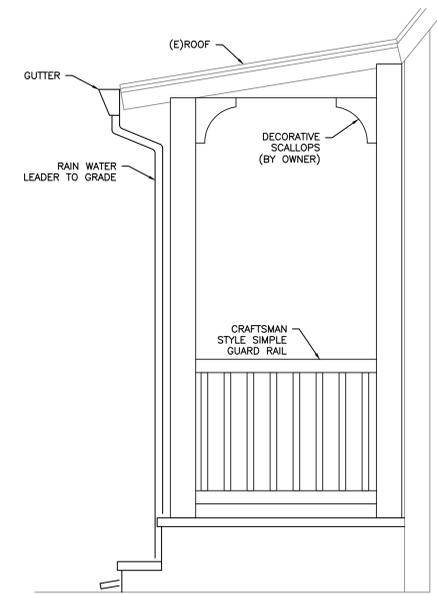
| | | | | | | | | | | | |
|-----|-------------------|------|-----|------|----------|-----------------------------|----------|---|--|---|--|
| REV | | | | | | PROJECT NUMBER: FIRST FLOOR | | | 113 8TH STREET ARCHITECTURAL SITE PLAN | | |
| REV | DESCRIPTION | DRWN | CHK | APPR | DATE | APPROVED BY: | APP | - | | | |
| 0 | ISSUED FOR BID | - | - | - | 03/07/20 | DESIGN BY: | DGN | - | | | |
| 1 | REISSUED FOR BID | | | | 04/01/20 | DRAWN BY: | DWN | - | | | |
| 2 | ISSUED FOR PERMIT | | | | 06/16/20 | CHECKED BY: | CHK | - | | | |
| | | | | | | SCALE: | AS NOTED | | A-1 | 0 | |



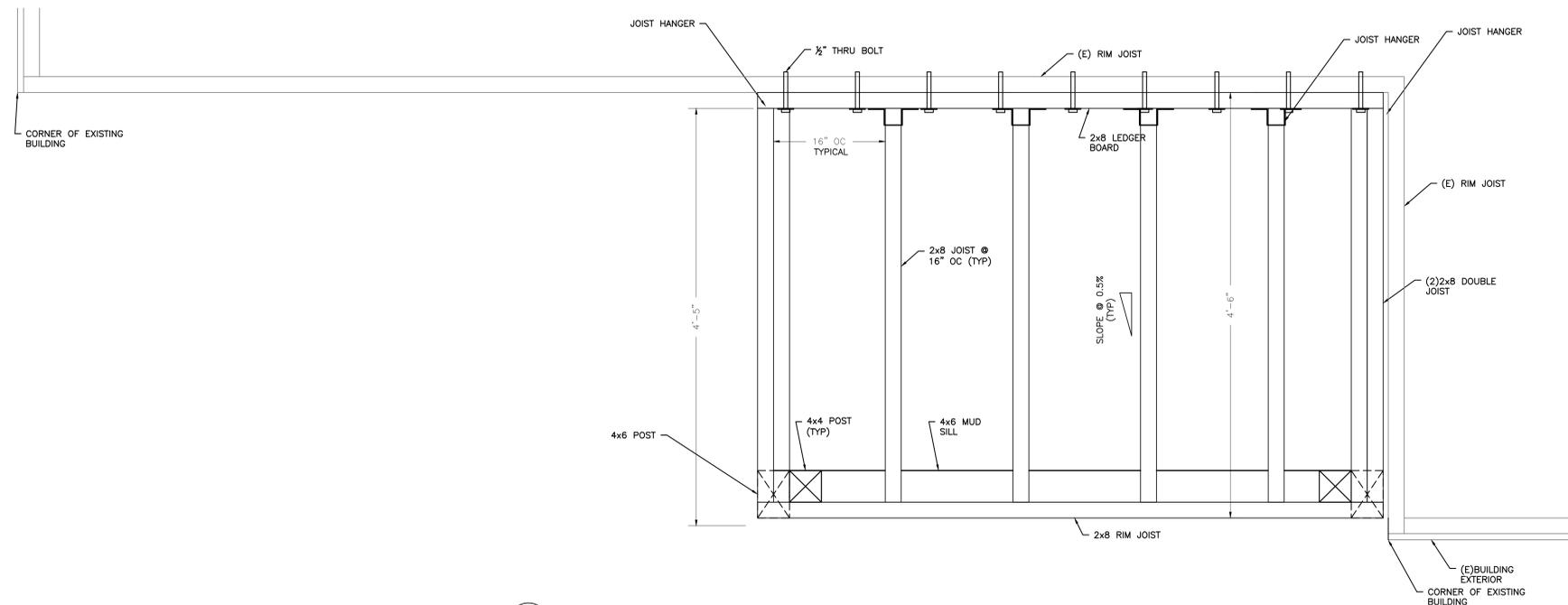
NOTES:
 1) PORCH TO MATCH EXISTING PORCH
 3) PORCH - SIDE SECTION
 SCALE: 1"=1'-0"



2) PORCH - FRONT ELEVATION
 SCALE: 1/2"=1'-0"



1) PORCH - SIDE ELEVATION
 SCALE: 3/4"=1'-0"



4) PORCH - FRAMING
 SCALE: 1 1/2"=1'-0"

| LEGEND | |
|--------|--------------------|
| --- | DEMOLITION |
| — | NEW |
| --- | EXISTING TO REMAIN |

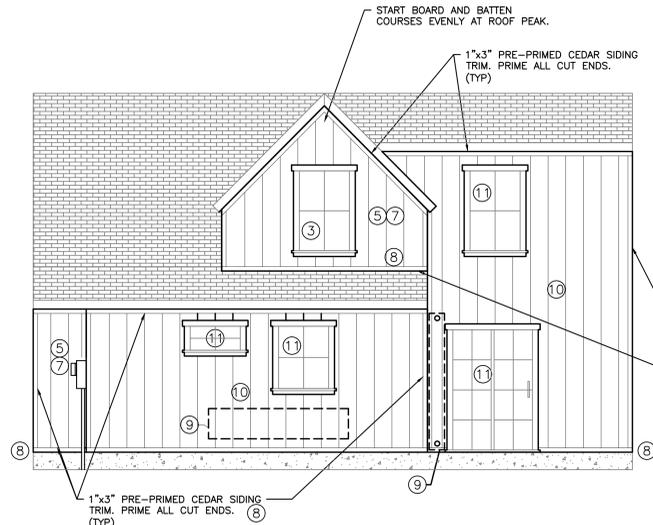
| REV | DESCRIPTION | DRWN | CHK | APPR | DATE | PROJECT NUMBER: | FIRST FLOOR |
|-----|-------------------|------|-----|------|----------|-----------------|-------------|
| 0 | ISSUED FOR BID | - | - | - | 03/07/20 | APPROVED BY: | APP - |
| 1 | REISSUED FOR BID | | | | 04/01/20 | DESIGN BY: | DGN - |
| 2 | ISSUED FOR PERMIT | | | | 06/16/20 | DRAWN BY: | DWN - |
| | | | | | | CHECKED BY: | CHK - |
| | | | | | | SCALE: | AS NOTED |

113 8TH STREET
 ARCHITECTURAL
 FIRST FLOOR
 PORCH DETAILS AND SECTIONS
 A-2 0

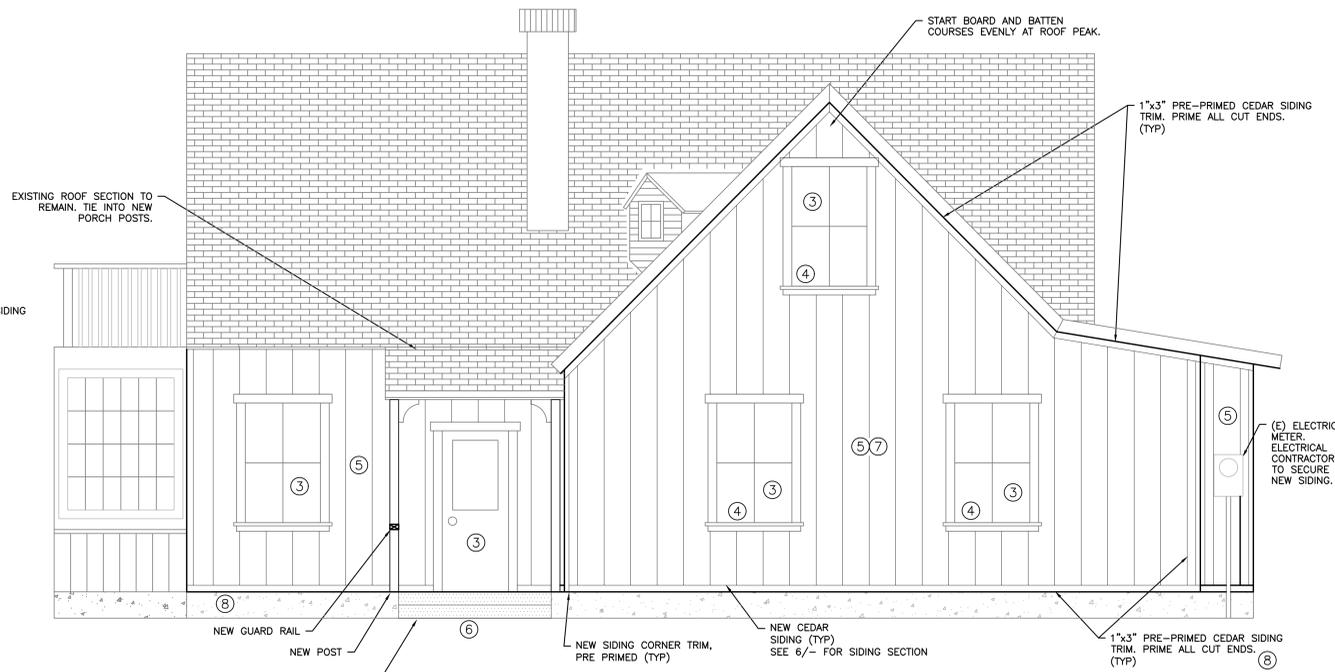


NOTES:
1. 12"x1" BOARDS AND 2"x1" BATTENS TO MATCH ORIGINAL SIDING.

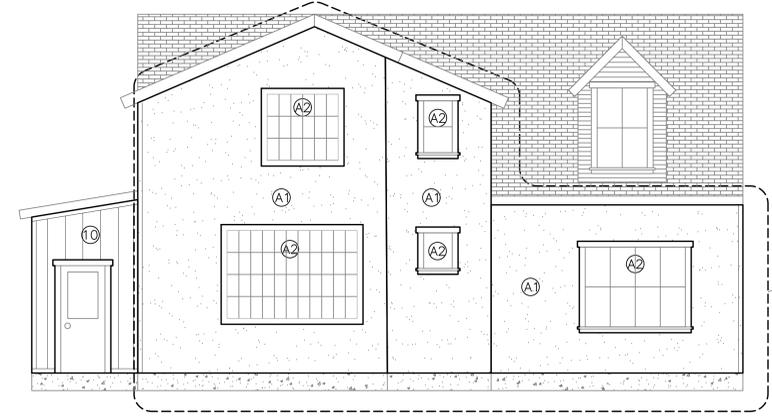
9 BOARD AND BATTEN EXAMPLE
SCALE: NO SCALE



5 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



1 FRONT ELEVATION - NEW
SCALE: 3/8"=1'-0"

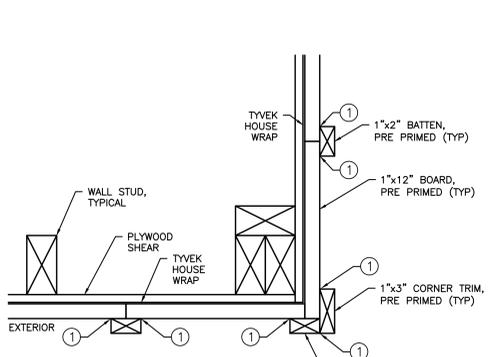


4 BACK ELEVATION
SCALE: 1/4"=1'-0"

OPTION A
BACK WALL SIDING REPLACEMENT - PLEASE PROVIDE AN ADDITIONAL SEPARATE ESTIMATE FOR THE FOLLOWING WORK:
A1 REMOVE EXISTING STUCCO ON THIS ENTIRE WALL. PROVIDE AND INSTALL EXTERIOR GRADE PLYWOOD SHEAR WALL, TYVEK HOUSE WRAP, BOARD/BATTEN SIDING, AND 1"x3" TRIM.
A2 REMOVE WINDOW, WATERPROOF WINDOW ROUGH FRAME WITH TYVEK AND FLEXIBLE FLASHING, AND REINSTALL WINDOW.

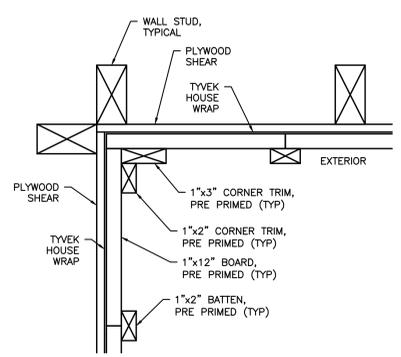


3 LEFT ELEVATION
SCALE: 1/4"=1'-0"



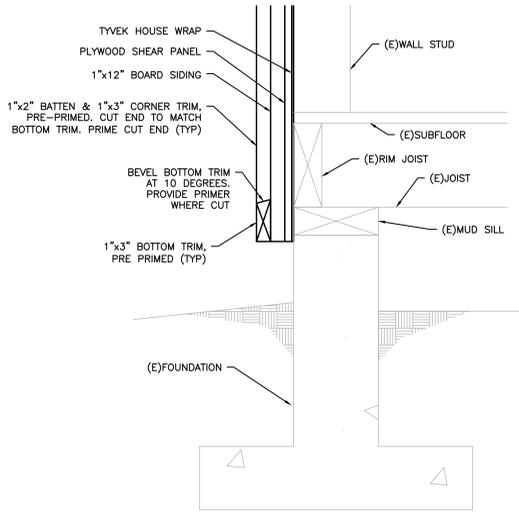
NOTES:
1. PROVIDE STAINLESS STEEL NAILS OR NON-STAINING NAILS PER MANUFACTURERS RECOMMENDATIONS.
2. BOARDS SPLIT FROM NAILS SHALL BE REPLACED WITH NEW BOARD.
3. PROVIDE GAP BETWEEN 12" SIDING BOARDS PER MANUFACTURERS RECOMMENDATION.
4. PATCH NAIL HOLES WITH OUTDOOR RATED PRODUCT RECOMMENDED BY MANUFACTURER.
5. 1"x12" BOARDS AND 1"x2" BATTEN SIDING SHALL BE PRE-PRIMED FINGER JOINTED CEDAR.
6. PRIME ALL CUT ENDS PER MANUFACTURERS RECOMMENDATION.
7. INSTALL TYVEK HOUSE WRAP AND CEDAR BOARD AND BATTEN SIDING PER MANUFACTURERS RECOMMENDATIONS.

6 TYPICAL OUTSIDE CORNER DETAIL
SCALE: 1/4"=1'-0"



NOTES:
1. PROVIDE STAINLESS STEEL NAILS OR NON-STAINING NAILS PER MANUFACTURERS RECOMMENDATIONS.
2. BOARDS SPLIT FROM NAILS SHALL BE REPLACED WITH NEW BOARD.
3. PROVIDE GAP BETWEEN SIDING BOARDS PER MANUFACTURERS RECOMMENDATION.
4. PATCH NAIL HOLES WITH OUTDOOR RATED PRODUCT RECOMMENDED BY MANUFACTURER.
5. 1"x12" BOARDS AND 1"x2" BATTEN SIDING SHALL BE PRE-PRIMED FINGER JOINTED CEDAR.
6. PRIME ALL CUT ENDS PER MANUFACTURERS RECOMMENDATION.
7. INSTALL TYVEK HOUSE WRAP AND CEDAR BOARD AND BATTEN SIDING PER MANUFACTURERS RECOMMENDATIONS.

7 TYPICAL INSIDE CORNER DETAIL
SCALE: 1/4"=1'-0"



8 TYPICAL BOTTOM SIDING TRIM DETAIL
SCALE: 1/4"=1'-0"

KEY NOTES

- 1 APPLY PAINTABLE CAULK PER SIDING MANUFACTURES RECOMMENDATION. DO NOT USE SILICONE CAULKING.
- 2 NOT USED.
- 3 CAREFULLY REMOVE OLD EXISTING WINDOWS/DOORS AND WEATHER PROOF ROUGH SILL AND JACK STUDS WITH FLEXIBLE FLASHING AND TYVEK PER TYVEK AND FLASHING MANUFACTURERS RECOMMENDATION. PROVIDE FLASHING PRIMER WHERE RECOMMENDED BY FLASHING MANUFACTURER. EXISTING WINDOWS ARE OLD AND CRACK EASILY. CAREFULLY REMOVE OLD WINDOWS AND EXTERIOR WINDOW TRIM WITHOUT DAMAGE. STORE WINDOWS AND TRIM IN A SAFE LOCATION FOR REUSE. REINSTALL OLD WINDOWS AND WINDOW TRIM ONTOP OF SIDING BOARDS. FACE OF REINSTALLED WINDOW TRIM SHALL EXTEND PAST THE FACE OF THE SIDING BATTENS MINIMUM OF 1/4".
- 4 PROVIDE NEW ROUGH WINDOW SILL WHERE NONE EXIST. TYPICAL FOR ALL OLD WINDOWS.
- 5 NEW BOARD AND BATTEN SIDING PER DETAILS 6/- AND 7/-.
- 6 NEW PORCH. SEE ADDITIONAL SHEETS FOR DETAILS.
- 7 INSTALL NEW SHEAR WALL PER CODE. TYP FOR ALL NEW SHEARWALL.
- 8 BEVEL 1"x3" BOTTOM TRIM BOARD. PRIMER ALL CUTS PRIOR TO INSTALLATION.
- 9 REMOVE EXISTING PLUMBING AND REINSTALL NEW IN-WALL.
- 10 REMOVE EXISTING STUCCO ON THIS ENTIRE WALL. PROVIDE AND INSTALL EXTERIOR GRADE PLYWOOD SHEAR WALL, TYVEK HOUSE WRAP, BOARD/BATTEN SIDING, AND 1"x3" TRIM.
- 11 REMOVE WINDOW, WATERPROOF WINDOW ROUGH FRAME WITH TYVEK AND FLEXIBLE FLASHING, AND REINSTALL WINDOW.

| REV | DESCRIPTION | DRWN | CHK | APPR | DATE | PROJECT NUMBER: FIRST FLOOR |
|-----|-------------------|------|-----|------|----------|-----------------------------|
| 0 | ISSUED FOR PERMIT | - | - | - | 03/07/20 | APPROVED BY: APP - |
| 1 | ISSUED FOR BID | | | | 04/01/20 | DESIGN BY: DGN - |
| 2 | ISSUED FOR PERMIT | | | | 06/16/20 | DRAWN BY: DWN - |
| | | | | | | CHECKED BY: CHK - |
| | | | | | | SCALE: AS NOTED |

113 8TH STREET
ARCHITECTURAL
FIRST FLOOR
BUILDING ELEVATIONS
A-3



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

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, AICP, Senior Planner
MEETING DATE: 07/22/2020
SUBJECT: Removal of the residence at 139 Monterey Ave. from the Historic Resources Inventory (HRI) based on evidence provided that the residence was built in 1963 and does not possess historic significance.
CEQA: Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION

Remove the property from the Historic Resources Inventory (HRI) based on evidence provided that the residence was built in 1963 and does not possess historic significance.

BACKGROUND

As described in the DPR Form prepared by Page & Turnbull in 2018, *according to 1926 Sanborn map, a narrow one-story dwelling was located on the site, associated with 391 Central Ave, but was demolished and replaced with the current residence in 1963. Extant residence is not significant.*

DISCUSSION

The City's consultant, Page & Turnbull, finds this property not eligible for the the HRI due to a lack of historic significance.

Attachments

DPR Form for 139 Monterey Ave.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 139 Monterey Ave (APN 006201007000)

P1. Other Identifier:

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

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

c. Address: 139 Monterey Ave, Pacific Grove, CA 93950 (APN 006201007000)

d. UTM:

e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6205253104762, -121.912434521809

*P3a. Description:

- Architectural Style(s): No Identifiable Style
- Construction Type: Wood Frame
- Number of Stories: 1
- Basement: Not Visible
- Garage: Attached
- Roof Type(s): Hipped
- Roof Material(s): Tar & Gravel
- Wall Material(s): Stucco
- Window Type(s): Sliding
- Window Material(s): Vinyl
- Architectural Features: Overhanging Eaves, Recessed Entrance
- Decorative Details:
- Alterations: Demolished/Effectively Demolished
- Additional Remarks: Very low pitch hipped roof.

*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

1963. Sources: PG HRI Database (6/19/18).

*P7. Owner and Address:

Beers David A & Beers Calista R
139 Monterey Ave
Pacific Grove, CA 93950

*P8. Recorded by:

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

*P9. Date Recorded: 8/3/2018

Finalized: 10/18/2019

*P10. Survey Type: Reconnaissance

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

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

Page 2 of 2 *Resource Name or #: 139 Monterey Ave (APN 006201007000)

*Recorded By: Hannah Simonson

*Date Recorded: 8/3/2018

Finalized: 10/18/2019

Historic Name:

Original Use: Residential

Present Use: Residential

Original Owner:

Architect/Builder:

Significance

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

Period of Development: Not Applicable

Integrity: Demolished

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

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

California Historic Resource Status Codes: 6Z

Evaluation Notes: According to 1926 Sanborn map, a narrow one-story dwelling was located on the site, associated with 391 Central Ave, but was demolished and replaced with the current residence in 1963. Extant residence is not significant.

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

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



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

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, AICP, Senior Planner
MEETING DATE: 07/22/2020
SUBJECT: Initial Historic Screening for 366 Gibson Ave.
CEQA: Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION

Staff recommends that the Historic Resources Committee find the property known as 366 Gibson Ave. not eligible for the Historic Resources Inventory.

BACKGROUND

City records indicate that the house was built in 1931. It is a simple, single-story house that does not exhibit unique architectural, site or locational characteristics.

DISCUSSION

The property records (attached) indicate that several alterations have occurred over the years resulting in the current rendition of the home which does not exhibit unique architectural, site or locational characteristics.

Attachments

Property records



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

Initial Historic Screening Determination

Address: 366 Gibson Ave. APN: 006-533-009

Owner: Rob Sherlock Applicant: same

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the July 22, 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/cdd

Initial Historic Screening Report

| | |
|----------------------------|-------------------------|
| Address: 366 Gibson | APN: 006-533-009 |
| Block: 159 | Lot: 9 |

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

Sanborn Maps: No Records: 1888: 1892: 1897:

1905: 1914: 1926: 1962:

Building Permit History:

| Permit No. | Permit Date: | Scope of Work: | Owner: | Builder: |
|-------------------|---------------------|-----------------------|-------------------|-----------------|
| 877 | 6/28/1934 | Addition | Marlesburg | Owner |
| Permit No. | Permit Date: | Scope of Work: | Owner: | Builder: |
| 2045 | 4/6/1959 | Garage | Rose | Hufford |
| Permit No. | Permit Date: | Scope of Work: | Owner: | Builder: |
| 3429 | 1/18/1965 | Addition | Rose | Owner |
| Permit No. | Permit Date: | Scope of Work: | Owner: | Builder: |
| 99-0359 | 7/15/1999 | Remodel | Rose | Thayer |

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

Add: 5 Lot 9 Block 159 Owner R.R. Flint

| Sketch of Lot | Year | Real Estate ₂₀₀ | Improvements ₁₂₀₀ | Personal Property | Exemption | TOTAL |
|---------------|------|----------------------------|------------------------------|-------------------|-----------|-------|
| | 1931 | 230 | | | | 230 |
| | 1932 | 230 | | | | 230 |
| | 1933 | 180 | 720 | | | 900 |
| | 1934 | 180 | 720 | | | 900 |
| | 1935 | 180 | 780 | | | 960 |
| | 1936 | 180 | 870 | | | 1050 |
| | 1937 | 180 | 870 | | | 1050 |
| | 1938 | 180 | 870 | | | 1050 |
| | 1939 | 180 | 870 | | | 1050 |
| | 1940 | 180 | 870 | | | 1050 |

District Gibson 2 No. 20-U 20 Asst. No. 39 Original Amt. \$ Int. %

| Year | 1931 | 1932 | 1933 | 1934 | 1935 | 1936 | 1937 | | |
|-----------|-------|------|-------|-------|-------|-------|-------|----------------------------|--|
| Principal | 2302 | 2302 | 2301 | 23.01 | 23.01 | 23.01 | 23.01 | <i>pd in full 10/24/37</i> | |
| Interest | 1243 | 1105 | 966 | 8.28 | 690 | 552 | 4.14 | | |
| TOTAL | 30540 | 3407 | 32.67 | 31.29 | 29.91 | 28.53 | 27.15 | | |

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

| Year | | | | | | | | | |
|-----------|--|--|--|--|--|--|--|--|--|
| Principal | | | | | | | | | |
| Interest | | | | | | | | | |
| TOTAL | | | | | | | | | |

Add: 5-6-5-33-9 Lot 9 Block 159 Owner Harvey E. & Jean M. Rose

| Sketch of Lot | Year | Real Estate ₂₀₀ | Improvements ₁₄₀₀ | Personal Prop. | Exemption | TOTAL |
|---------------|------|----------------------------|------------------------------|----------------|-----------|-------|
| | 1941 | 180 | 870 | | | 1050 |
| | 1942 | 180 | 870 | | | 1050 |
| | 1943 | 180 | 870 | | | 1050 |
| | 1944 | 180 | 960 | | | 1190 |
| | 1945 | 180 | 960 | 50 | | 1190 |
| | 1946 | 180 | 960 | 50 | | 1190 |
| | 1947 | 280 | 1000 | 60 | | 1340 |
| | 1948 | 280 | 1000 | 60 | | 1340 |
| | 1949 | 280 | 1000 | 60 | | 1340 |
| | 1950 | 280 | 1000 | 60 | | 1340 |
| | 1951 | 280 | 1000 | 60 | | 1340 |
| | 1952 | 380 | 1000 | 60 | | 1440 |

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

| Year | | | | | | | | | |
|-----------|--|--|--|--|--|--|--|--|--|
| Principal | | | | | | | | | |
| Interest | | | | | | | | | |
| TOTAL | | | | | | | | | |

6-533-9

CITY OF PACIFIC GROVE

LOT 9

BLOCK 159

ADD. FIFTH

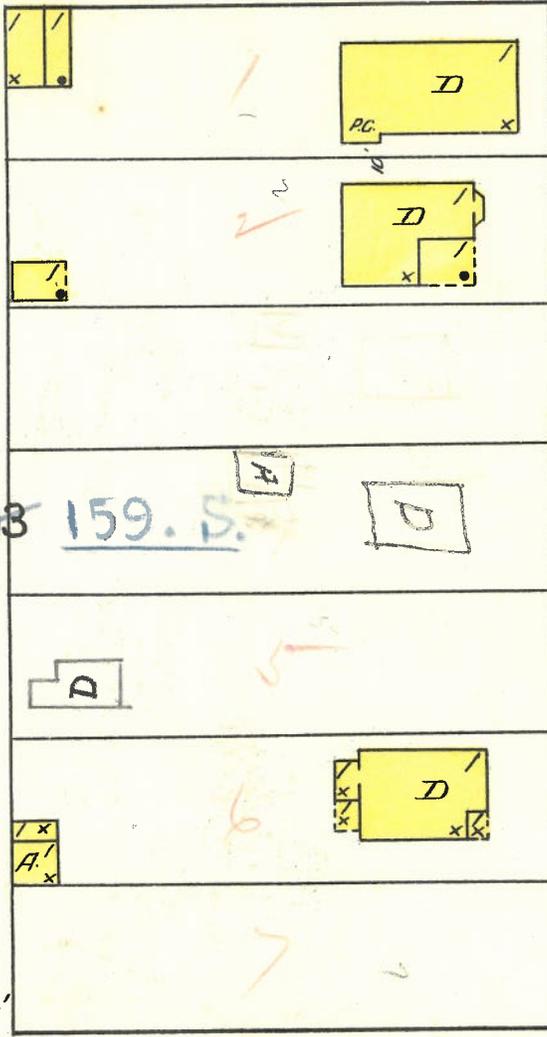
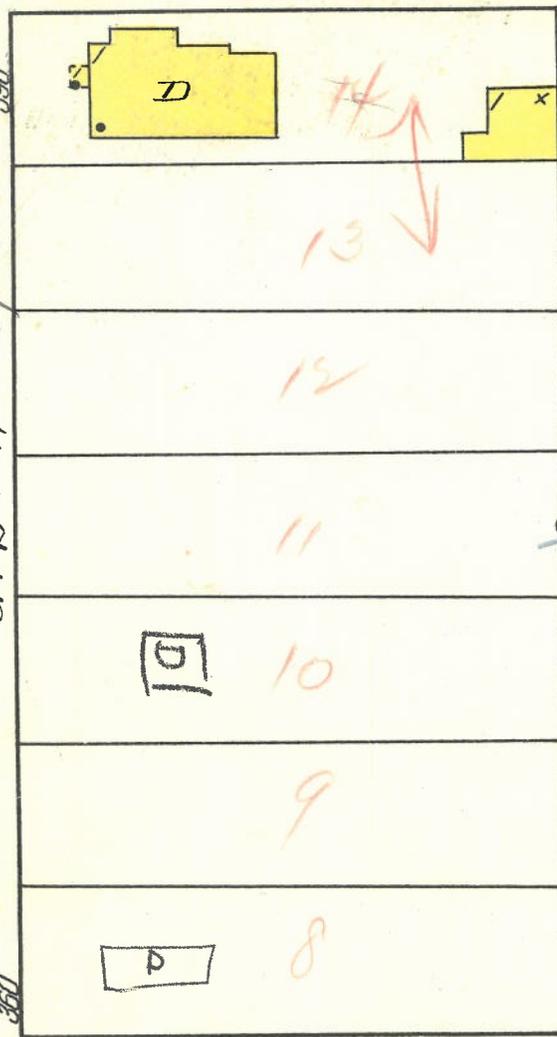
| DATE | OWNER | ADDRESS |
|----------|--------------------------------|---|
| | Andrew J. Molera | Monterey, Calif. |
| | E. W. Parker Estate | c/o Mrs. G. L. Ayers, 428 Capitol St., Salinas, Calif. |
| 12/26/31 | Harriet P. Ayers | 428 Capital St., Salinas, Calif. |
| 12/13/32 | Pacific Grove Realty Co. | Pacific Grove |
| 3/18/32 | Robt. L. and Rose H. Marksbury | 366 Gibson |
| 8/27/37 | Robert L. Marksbury | 366 Gibson Ave., Pacific Grove |
| 10/22/37 | R. R. Flint | Pacific Grove |
| 2/6/43 | Harvey E and Jean M. Rose | 366 Gibson Ave., Pacific Grove |

MONTEREY

AV.

Gibson Av.

Junipero Av.



403 159.5

15'

9TH 8"WP

2"WP

BLOCK 159

N. Junipero Ave
E. Ninth St
S. Gibson Ave
W. Monterey Ave

FIFTH ADDITION
H D SEVERANCE MAP

- 1 Geo H Justice 6-22-27 389 Junipero
- 2 Anna Isabel Clark 10-21-20 383 Junipero
- 3 T S Drake & Edith 9-14-27
- 4 L K Webb 7-22-27
- 5 C M & Lydia Phillips 9-21-27
- 6 Joseph F & Minnie Mattos 1-26-26 367 Junipero
- 7 Farmers & Merchants Hat Bank 1-3-22
- 8 Ellis M Bennison 7-13-27
- 9 A J Molera 8-13-26
- 10 Harry Bertram Somerville 10-26-25 372 Gibson
- 11 Frederick LeRoy Martin 5-4-26
- 12 Henry R Williams 11-18-10
- 13 J D Orchard 7-11-27
- 14 John D Orchard 395-18 392 Gibson

Block 159, 5th Add

**SUMMARY OF APPRAISED LAND AND BUILDING VALUATIONS
EQUALIZATION OF ASSESSED VALUES — CITY OF PACIFIC GROVE, CALIFORNIA**

AUTHORIZED BY CONTRACT WITH CITY COUNCIL, DECEMBER 17, 1927

TRACT NAME Fifth AdditionBLOCK NO. 159

| LOT NO. | NAME OF OWNER | APPRAISED 1928 | | ASSESSED 1928-1929 | |
|---------------|----------------------------------|----------------|--------------|--------------------|-------|
| | | LAND | IMPS. | LAND | IMPS. |
| 1 | Charles I & Helena Madge Hufford | 440 | 2140 | | |
| 2 | Anna Isabel Clark | 380 | 1300 | | |
| 3 | T S Drake & Edith Drake | 380 | | | |
| 4 | L K Webb | 380 | 2210 | | |
| 5 | C M & Lydia Phillips | 380 | 570 | | |
| 6 | Joseph F & Minnie Mattos | 380 | 1390 | | |
| 7 | Farmers & Merchants Natl Bank | 440 | | | |
| 8 | Ellis N Bennison | 440 | 3210 | | |
| 9 | A J Molera | 380 | | | |
| 10 | Harry Bertram Somerville | 380 | 460 | | |
| 11 | Frederick Le Roy Martin | 380 | | | |
| 12 | Henry LeRoy Williams | 380 | | | |
| 13 | J D Orchard | 380 | | | |
| 14 | John D Orchard | 440 | 2860 | | |
| TOTALS | | 5560 | 14140 | | |



CITY OF PACIFIC GROVE

Building Permit

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

Location 366 - Gibson Street _____
Lot _____ Block _____ Tract _____
Nature of Improvement Garage Zone _____
No. Rooms _____ Out Buildings _____
Dimensions 22' x 24'
Set Back—Front Street 15' Side Street _____ Side Yards 5'
No. Stories 1 Floors Conc
Foundation Conc Roof Comp
Walls Frame Chimneys _____
Outside Finish Stucco Toilets 1
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 Arthur Harvey Rose Builder Hufford
Estimated Cost \$ 2500 Date 4/6, 19 59
Fee of \$ 10.00 Paid _____
Building Inspector Garage No. **2045**

CITY OF PACIFIC GROVE BUILDING PERMIT

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

Location 366 Gibson Street

Lot 9 Block 159 Tract

Nature of Improvement addition of service porch ZONE

No. Rooms 1 Out Buildings

Dimensions 8 x 15'

Set Backs—Front St. in rear Side St. Side Yds. 3

No. Stories 1 Floors pine

Foundation concrete Roof shingle

Walls frame Chimneys flue

Outside Finish rustic Toilets

Inside Finish Remarks

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

Owner R.L. Markshury Builder (owner)

Estimated Cost \$ 100.00 Date June 28, 1934

Fee of 5.00 Paid Cohanes Building Inspector Permit No. 877

PHONE: 648-3183

APPLICATION FOR BUILDING PERMIT

CITY OF PACIFIC GROVE

ASSESSORS'S NO. 006-53309

No. 99-0359

Applicant to complete numbered spaces which apply

| | | | | | | | |
|--|--|--|--|---|--|---|--|
| JOB ADDRESS 1 366 GIBSON AVE | | MAIL ADDRESS Pacific Grove 93950 | | ZIP 93950 | | PHONE 372-3570 | |
| OWNER 2 SHARON L. ROSE | | MAIL ADDRESS | | ZIP | | PHONE | |
| CONTRACTOR 3 WILLIAM A. THAYER | | MAIL ADDRESS 2600 GARDEN RD. STE. 232 | | PHONE 641-9149 | | LICENSE NO. 605259 | |
| ARCHITECT OR DESIGNER 4 DARIN DAVIS | | MAIL ADDRESS 2150 GARDEN RD. B3 | | PHONE 641-5786 | | LICENSE NO. MONTEREY 93940 | |
| ENGINEER 5 | | MAIL ADDRESS | | PHONE | | LICENSE NO. | |
| USE OF BUILDING 6 SFD | | | | | | | |
| 7 Class of work: <input type="checkbox"/> NEW <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE | | | | | | | |
| 8 Describe work: REMODEL | | | | | | | |
| 9 Change of use from \emptyset | | | | | | | |
| Change of use to \emptyset | | | | | | | |
| 10 Valuation of work: \$ 40,000. | | | | PLAN CHECK FEE $\text{\$424.69}$ | | PERMIT FEE 560.25 | |
| SPECIAL CONDITIONS NO ARB REQUIRED NOT ON HRT 8/18/99 | | | | Type of Const. | | Occupancy Group | |
| | | | | Division | | | |
| | | | | Size of Bldg. (Total) Sq. Ft. | | No. of Stories | |
| | | | | Max. Occ. Load | | | |
| | | | | Fire Zone | | Use Zone | |
| | | | | Fire Sprinklers Required <input type="checkbox"/> Yes <input type="checkbox"/> No | | | |
| APPLICATION ACCEPTED BY 5-19-99 | | | | PLANS CHECKED BY R.E.C. 7/15/99 | | APPROVED FOR ISSUANCE BY D.J.O. 8/18/99 | |
| <p align="center">NOTICE</p> <p>THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.</p> <p>Signature of Contractor or Authorized Agent: <u>William A. Thayer</u> (DATE) <u>8/18/99</u></p> <p>Signature of Owner (if Owner Builder) _____ (DATE) _____</p> | | | | | | | |
| Special Approvals | | Required | | Received | | Not Required | |
| ZONING | | | | Sally Padant | | | |
| HEALTH DEPT. | | | | | | | |
| FIRE DEPT. | | | | | | 5/19/99 | |
| SOIL REPORT | | | | | | | |
| VARIANCE NO. | | | | | | | |
| ARCHITECTURAL APPROVAL NO. | | NOT REQUIRED | | 25% EXTENSION | | MODIFICATION | |
| USE PERMIT NO. | | | | | | | |
| COASTAL | | | | | | | |
| TREE | | | | | | | |

OWNER
366 GIBSON
ROSE

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 B License Number 605259
Contractor William A. Thayer

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

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

I am exempt under Sec. _____ B. & P.C. for this reason _____

Applicant _____ Date _____

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 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 | |
|-----------|--------|
| 40,000.00 | |
| FEES | |
| PERMIT | 560.25 |
| PLAN CHK | 424.69 |
| SMIP. | 4.00 |
| SEWER | |
| DEPOSIT | |
| TOTAL | 570.25 |

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

570.25
Page 53 of 109

CITY OF PACIFIC GROVE

Building Permit

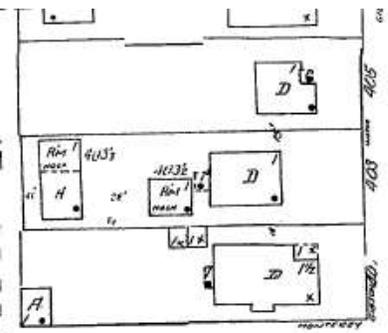
ISSUED PURSUANT TO THE BUILDING AND ZONING ORDINANCE OF THE MUNICIPAL CODE

Location 366- Gibson ave Street
Lot 9 Block 533 Tract _____
Nature of Improvement Addition Zone _____
No. Rooms 1 Out Buildings _____
Dimensions 8' x 16'
Set Back—Front Street Existing Side Street _____ Side Yards _____
No. Stories 1 Floors same
Foundation cmc Roof comp
Walls Frame Chimneys _____
Outside Finish Plaster Toilets _____
Inside Finish Sheet Rock Remarks _____

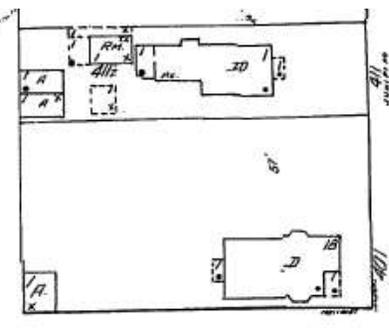
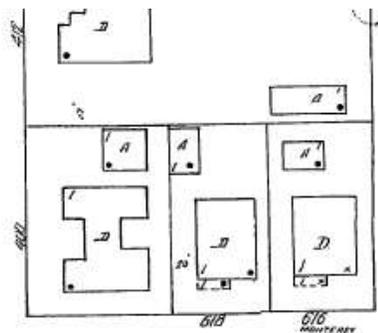
This Permit is granted upon the condition that the undersigned owner or builder agrees to comply with all State and Local Laws and Ordinances covering the location, construction and use of buildings.

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

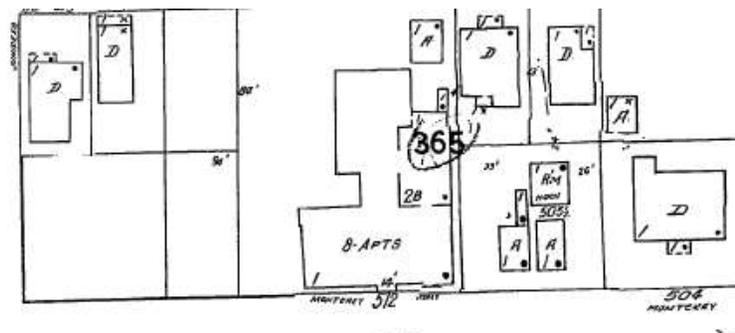
Owner Mrs Mrs. H. Rose Builder Owner
Estimated Cost \$ 1000 Date 1-18, 1965
Fee of \$ 6.00 Paid _____ Building Inspector [Signature] No 3429



GIBSON

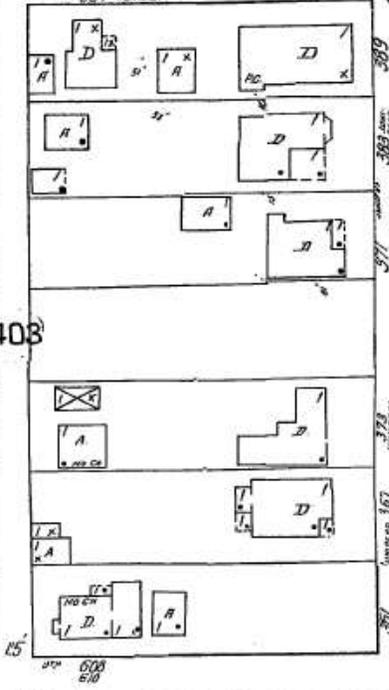
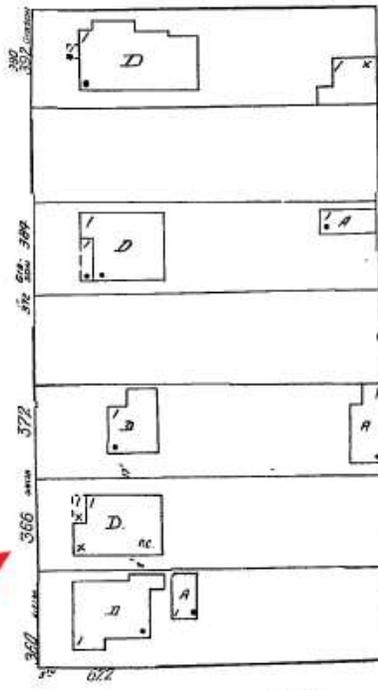
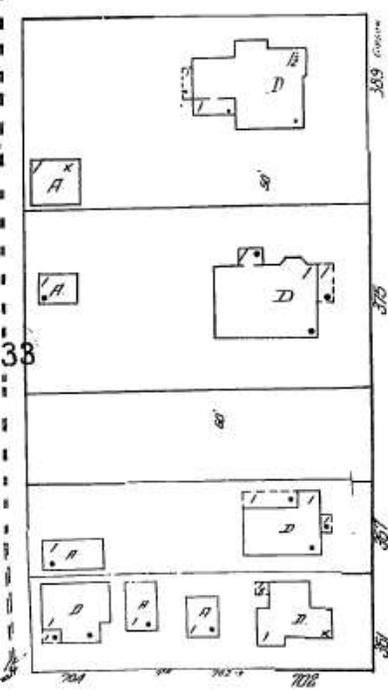


JUNIPERO

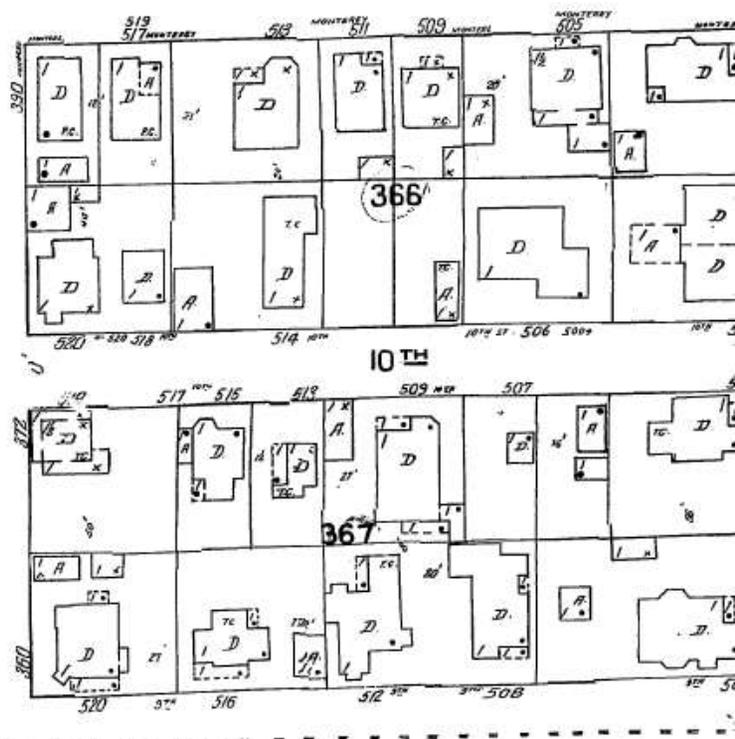


1962 Sanborn

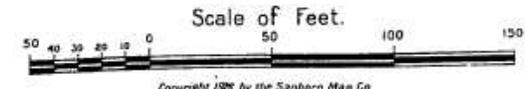
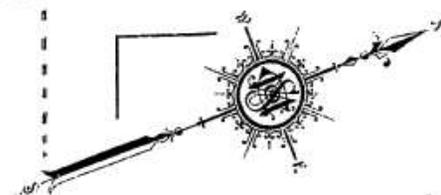
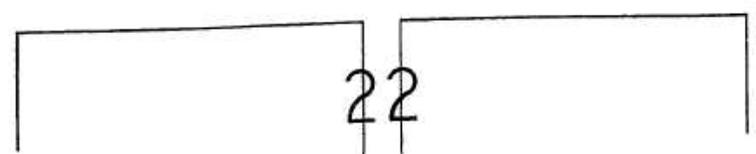
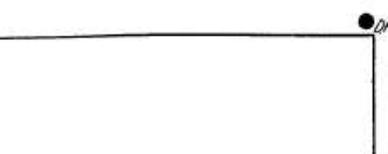
MONTEREY AV.



JUNIPERO



9TH

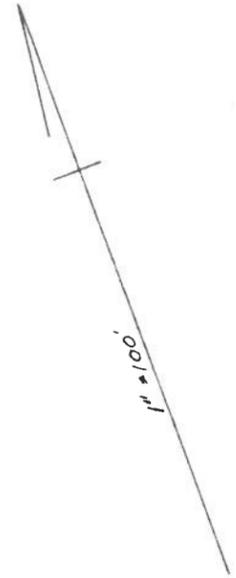


Copyright 1962 by the Sanborn Map Co

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

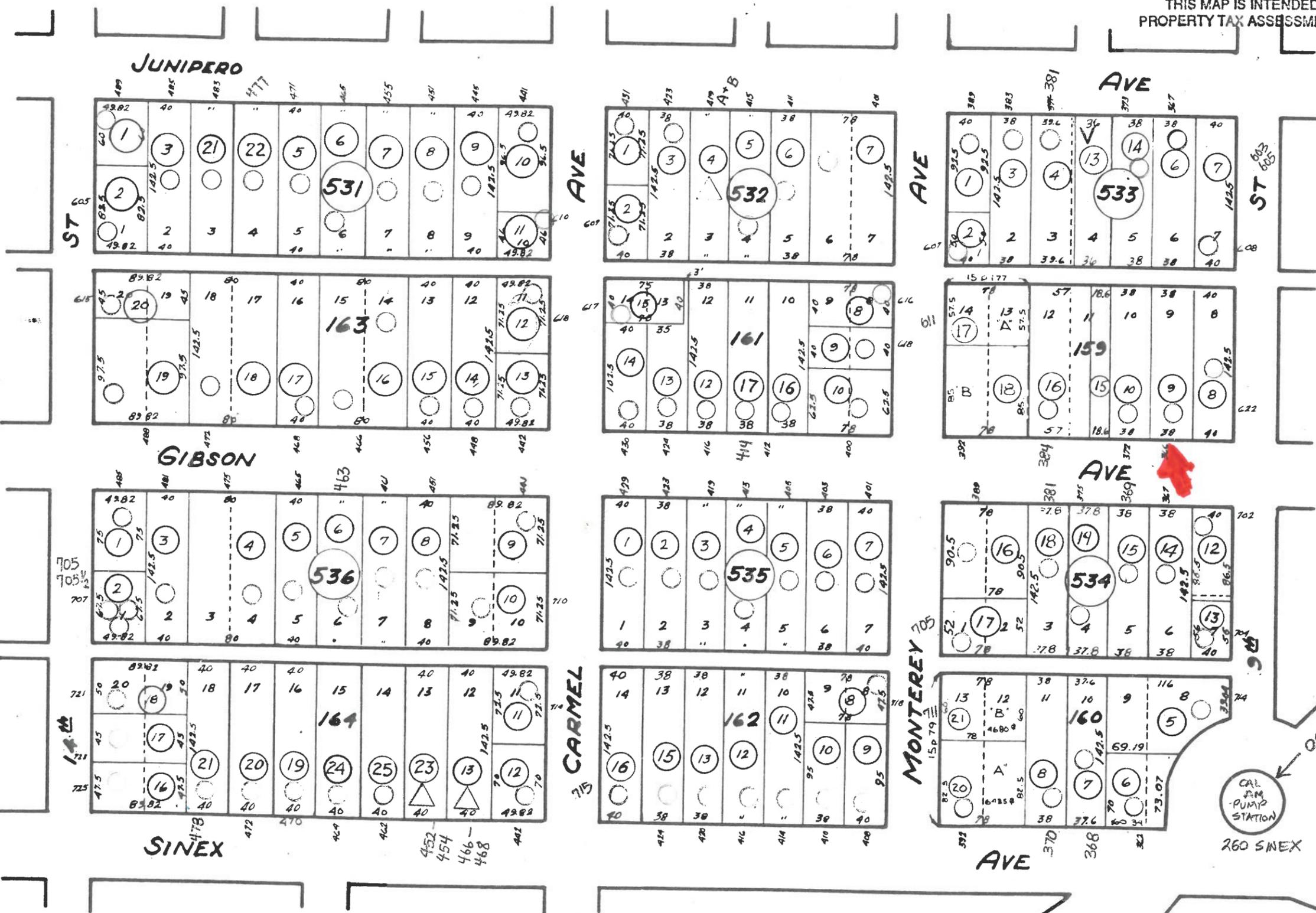
48

49



54

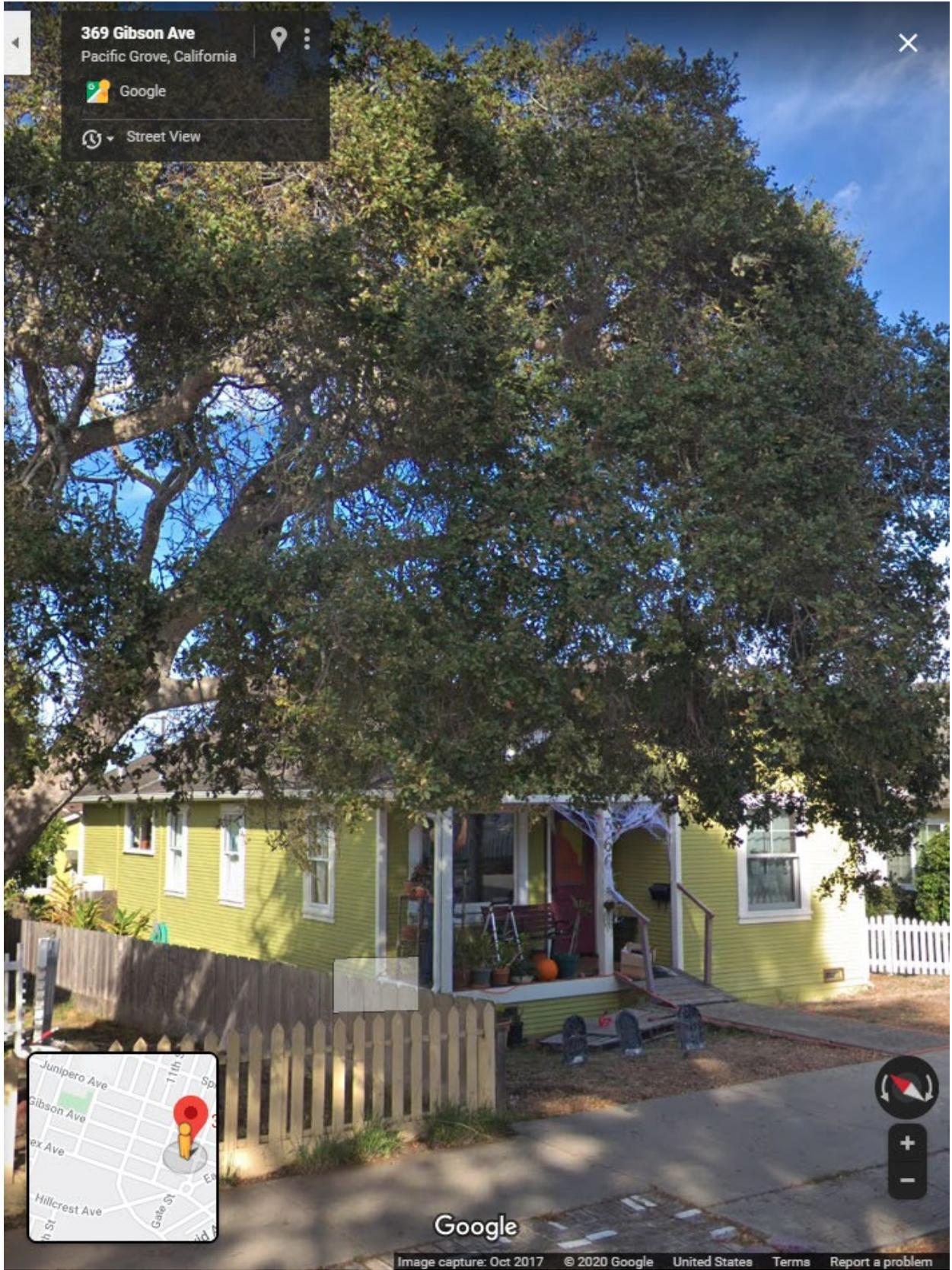
52



67

FIFTH ADDITION 69
BLKS 159 to 164

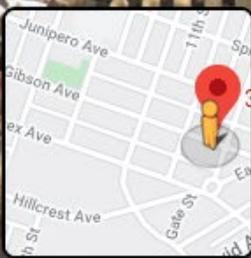




369 Gibson Ave
Pacific Grove, California

Google

Street View



Google

Image capture: Oct 2017 © 2020 Google United States Terms Report a problem



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

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, AICP, Senior Planner
MEETING DATE: 07/22/2020
SUBJECT: Initial Historic Screening for 1210 Funston Ave.
CEQA: Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION

Determine the property to be ineligible for the Historic Resources Inventory due to a lack of unique architectural, site, or locational characteristics.

BACKGROUND

The property is located in the Del Monte Park Tract for which the City has very few records prior to annexation in September of 1972.

DISCUSSION

The small, single-story residence does not exhibit unique architectural, site or locational characteristics.

Attachments

Property records



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

Initial Historic Screening Determination

Address: 1210 Funston Ave. APN: 007-563-022

Owner: Pantea Bassiri Applicant: same

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the July 22, 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/cdd

Initial Historic Screening Report

| | |
|----------------------------------|-------------------------|
| Address: 1210 Funston Ave | APN: 007-563-022 |
| Block: 14 | Lot: 32 |

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:

| Permit No. | Permit Date: | Scope of Work: | Owner: | Builder: |
|-------------------|---------------------|---------------------------|-------------------|------------------------|
| 97-0042 | 2/5/1997 | Re-roof | Flores | Quality Roofing |
| Permit No. | Permit Date: | Scope of Work: | Owner: | Builder: |
| 91-0151 | 5/10/1991 | New deck & spa | DiGiovanni | Owner |
| Permit No. | Permit Date: | Scope of Work: | Owner: | Builder: |
| | | | | |

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

PHONE: 648-3183

APPLICATION FOR BUILDING PERMIT

CITY OF PACIFIC GROVE

ASSESSOR'S NO. 002-563-22

No. 97-0042

Applicant to complete numbered spaces which apply

| | | | |
|--|------------------|--|-------------|
| JOB ADDRESS | | | |
| 1 | 1210 FUNSTON ST. | | |
| OWNER | MAIL ADDRESS | ZIP | PHONE |
| 2 | MRS. FLORES | 1210 FUNSTON ST. PACIFIC GROVE 93950 | 642-0770 |
| CONTRACTOR | MAIL ADDRESS | PHONE | LICENSE NO. |
| 3 | QUALITY ROOFING | 1700 OCEAN VIEW AVE SAND CITY 394-9209 | 535575 |
| ARCHITECT OR DESIGNER | MAIL ADDRESS | PHONE | LICENSE NO. |
| 4 | | | |
| ENGINEER | MAIL ADDRESS | PHONE | LICENSE NO. |
| 5 | | | |
| USE OF BUILDING | | | |
| 6 | SFD | | |
| 7 Class of work: <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input checked="" type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE | | | |
| 8 Describe work: RE-ROOFING - Tear off. | | | |
| 9 Change of use from | | | |
| Change of use to | | | |

| | | |
|----------------------------------|----------------|------------------|
| 10 Valuation of work: \$ 3040.00 | PLAN CHECK FEE | PERMIT FEE 72.45 |
|----------------------------------|----------------|------------------|

| | | | | | |
|--------------------------|--|--|-------------------------------|-----------------|---|
| SPECIAL CONDITIONS | | | Type of Const. | Occupancy Group | Division |
| | | | Size of Bldg. (Total) Sq. Ft. | No. of Stories | Max. Occ. Load |
| APPLICATION ACCEPTED BY | | | Fire Zone | Use Zone | Fire Sprinklers Required <input type="checkbox"/> Yes <input type="checkbox"/> No |
| PLANS CHECKED BY | | | OFFSTREET PARKING SPACES: | | |
| APPROVED FOR ISSUANCE BY | | | No. of Dwelling Units | Covered | Uncovered |

NOTICE

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

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

Allen Cookney 2-8-97-9209
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE)

SIGNATURE OF OWNER (IF OWNER BUILDER) (DATE)

| Special Approvals | Required | Received | Not Required |
|----------------------------|----------|--------------------|--------------|
| ZONING | | <i>Jul 21/5/97</i> | 2/5/97 |
| HEALTH DEPT. | | | |
| FIRE DEPT. | | | |
| SOIL REPORT | | | |
| VARIANCE NO. | | | |
| ARCHITECTURAL APPROVAL NO. | | <i>Jul 21/5/97</i> | X |
| USE PERMIT NO. | | | |
| COASTAL | | | |
| TREE | | | |

LICENSED CONTRACTORS DECLARATION

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

License Class C-39 License Number 535575

Contractor Allen Cookney

OWNER-BUILDER DECLARATION

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

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

I am exempt under Sec. _____ B. & P.C. for this reason _____

Applicant _____ Date _____

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

This permit does not include any signs or flood lighting

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

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 | \$ 3,040.00 |
| FEE | |
| PERMIT | 72.45 |
| PLAN CHK. | |
| SMIP. | |
| SEWER | |
| DEPOSIT | |
| TOTAL | 72.45 |

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

Allen Cookney





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

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, AICP, Senior Planner
MEETING DATE: 07/22/2020
SUBJECT: Initial Historic Screening for 271 Crocker Ave.
CEQA: Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION

Staff recommends that the Historic Resources Committee find the property ineligible for the Historic Resources Inventory because 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.

BACKGROUND

City records indicate that the home was built in 1937. It is unknown if the current log cabin-style cladding is original, but it appears that the existing vinyl windows are a fairly recent addition.

DISCUSSION

The residence was built between 1927-1945 during what the City's *Historic Context Statement* (Page & Turnbull, 2011) refers to as the *City of Homes* period. The residence appears to be of the Minimal Tradition Style (1930s-1940s) with log cabin-style siding. This typology is not mentioned in the Context Statement.

Attachments

Property records



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

Initial Historic Screening Determination

Address: 271 Crocker Ave. APN: 006-391-003

Owner: Steele, Tim & Patty Applicant: Gretchen Flesher

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the July 22, 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/cdd

Initial Historic Screening Report

| | |
|---------------------------------|-------------------------|
| Address: 271 Crocker Ave | APN: 006-391-003 |
| Block: 320 | Lot: 8 |

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

Sanborn Maps: No Records: 1888: 1892: 1897:

1905: 1914: 1926: 1962:

Building Permit History:

| Permit No. | Permit Date: | Scope of Work: | Owner: | Builder: |
|-------------------|---------------------|--------------------------------|-----------------|-----------------|
| 3493 | 9/27/19__ | Replace rustic exterior | Tittmore | Owner |
| Permit No. | Permit Date: | Scope of Work: | Owner: | Builder: |
| | | | | |
| Permit No. | Permit Date: | Scope of Work: | Owner: | Builder: |
| | | | | |

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

Add Acres Lot 8 Block 320 Owner Paul & Evangelina C. Wilson

| Sketch of Lot | Year | Real Estate ⁵⁶⁰ | Improvements ²⁶⁰⁰ | Personal Prop | Exemption | TOTAL |
|---------------|------|----------------------------|------------------------------|---------------|-----------|-------|
| | 1936 | 340 | | | | 340 |
| | 1937 | 340 | 1680 | | | 2020 |
| | 1938 | 340 | 1560 | But 50 | | 1950 |
| | 1939 | 340 | 1560 | 50 | | 1950 |
| | 1940 | 340 | 1560 | 50 | | 1950 |
| | 1941 | 340 | 1560 | 40 | | 1940 |
| | 1942 | 340 | 1560 | | | 1900 |
| | 1943 | 340 | 1560 | 50 | | 1950 |
| | 1944 | 340 | 1560 | 50 | | 1950 |
| | 1945 | 340 | 1560 | 100 | | 2000 |

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

| | | | | | | | | | |
|-----------|--|--|--|--|--|--|--|--|--|
| Year | | | | | | | | | |
| Principal | | | | | | | | | |
| Interest | | | | | | | | | |
| TOTAL | | | | | | | | | |

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

| | | | | | | | | | |
|-----------|--|--|--|--|--|--|--|--|--|
| Year | | | | | | | | | |
| Principal | | | | | | | | | |
| Interest | | | | | | | | | |
| TOTAL | | | | | | | | | |

Add Acres ⁶⁻³⁹¹⁻³ Lot 8 Block 320 Owner B. Gordon & Margaret Wilson

| Sketch of Lot | Year | Real Estate ⁵⁶⁰ | Improvements ²⁶⁰⁰ | Personal Prop. | Exemption | TOTAL |
|------------------------|------|----------------------------|------------------------------|----------------|-----------|-------|
| <u>271 Crocker Ave</u> | 1946 | 340 | 1560 | 100 | | 2000 |
| | 1947 | 380 | 1760 | 100 | | 2240 |
| | 1948 | 380 | 1760 | 100 | | 2240 |
| | 1949 | 380 | 1760 | 150 | | 2240 |
| | 1950 | 380 | 2300 | 120 | | 2800 |
| | 1951 | 380 | 2300 | 120 | | 2800 |
| | 1952 | 600 | 2300 | 120 | | 3020 |
| | 1957 | 600 | 2300 | 600 | | |

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

| | | | | | | | | | |
|-----------|--|--|--|--|--|--|--|--|--|
| Year | | | | | | | | | |
| Principal | | | | | | | | | |
| Interest | | | | | | | | | |
| TOTAL | | | | | | | | | |

6-391-9

CITY OF PACIFIC GROVE

No. $\frac{1}{2}$ Acre
LOT 8

BLOCK 320

ADD. PACIFIC GROVE ACRES

| DATE | OWNER | ADDRESS |
|--------------------|---|---------------------------------|
| | A. A. Farnsworth | 275 Crocker Ave., Pacific Grove |
| 9/24/35 | Ivan L. and Evangeline C. ^{Wilson} | 275 Crocker Ave., Pacific Grove |
| 11/3/47 | Frank A. & Laura M. Tittmore | |
| 9/16/53 2-26-54 | B. Gordon Nelson & Margot F. Nelson | |
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**SUMMARY OF APPRAISED LAND AND BUILDING VALUATIONS
EQUALIZATION OF ASSESSED VALUES — CITY OF PACIFIC GROVE, CALIFORNIA**

AUTHORIZED BY CONTRACT WITH CITY COUNCIL, DECEMBER 17, 1927

TRACT NAME Pacific Grove Acres BLOCK NO. 320

| LOT NO. | NAME OF OWNER | APPRAISED 1928 | | ASSESSED 1928-1929 | |
|---|--------------------------------|----------------|-------|--------------------|-------|
| | | LAND | IMPS. | LAND | IMPS. |
| A | Flora S Knauer | 1500 | | | |
| B | Walter N & Myrtle N Hubbard | 1500 | | | |
| C | D M P Co or Crosby H Mc George | 1500 | | | |
| D | Emma Goudy Thompson | 1500 | | | |
| E | Paul Frick | 1690 | 890 | | |
| F | John J & Josephine Veazey | 1500 | 1430 | | |
| G | John J. Veazey & wife | 1400 | | | |
| H | Mina C Thomas | 1500 | 900 | | |
| Rest of blk | D M P Co | 3950 | | | |
|  TOTALS Page 72 of 169 | | 16040 | 3220 | | |

BLOCK 320

N. Jewell Ave
E. S P R R
S. Pico Ave
W. Crocker Ave

PACIFIC GROVE ACRES
W T MOORE MAP

| | | Acres |
|---|---|-------|
| A | Flora S Knauer 12-17-25 | 1.000 |
| B | Walter N & Myrtle N Hubbard 7-9-24 | 1.000 |
| C | D M P Co or Crosby H McGeorge | 1.000 |
| D | Emma Goudy Thompson 4-30-21 | 1.000 |
| E | Paul Frick 4-4-21 | 1.130 |
| F | John R & Gertrude T Pavilla Crocker Ave 10-21-25 | 1.000 |
| G | D M P Co or Doris E Pavilla | 1.000 |
| H | Mina C Thomas 4-14-26 | |
| | D M P Co | 2.886 |

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 \$ 1500
 IMPROVEMENTS \$ 1430
 FILED BY *M. Williams* DATE 4-1-28
 PRICED BY *M. Williams* DATE

Block 320 S Lot 7
 Owner *Josephine Craggy & Josephine Craggy*
 No. *111* Ave. *1* St. *1*
 Class: 1, 2, 3, 4

| EXTERIOR DESCRIPTION | | INTERIOR DESCRIPTION | |
|----------------------|------------------|----------------------|-------------|
| Use — Commercial | Construction | Roof | Basement |
| Stories | Wood Frame | Gable | None |
| Store | Steel Frame | Hip | Full |
| Office | Reinfd. Concrete | Mansard | Concrete |
| Apartment | Mill | Dormers | Walls |
| Theatre | Masonry | Plain | Unfinished |
| Hotel | | Cut Up | Elevators |
| Left Whse. | | Roofing | Travel |
| Garage | | Tile | Freight |
| Hospital | | Asbestos Tile | Electric |
| School | | Shingles | Hydraulic |
| 2 Dwellings | | Composition | Passenger |
| 5 | | Tar & Gravel | Automatic |
| 6 | | Metal | Speed H. L. |
| 7 | | Exterior Trim | Occupancy |
| 8 | | Plain Ornamental | Owner |
| 9 | | Tile | Vacant |
| 10 | | Wood | Tenant |
| 11 | | Masonry | Not Home |
| 12 | | Metal | |
| 13 | | Plastic | |
| 14 | | Store Front | |
| 15 | | Plate in Metal | |
| 16 | | Plate in Wood | |
| 17 | | Sheet Glass | |
| 18 | | Foundation | |
| 19 | | Deep | |
| 20 | | Masonry | |
| 21 | | Shallow | |
| 22 | | Wood | |
| 23 | | Plies | |
| 24 | | Garage | |
| 25 | | Shed | |
| 26 | | Poultry House | |
| 27 | | | |
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| 100 | | | |

| EXTERIOR DESCRIPTION | STREET FRONT | Depreciated Present Value | Age | Condition | Obsolescence | Depreciation | Remodeled Age | Occupancy |
|------------------------|-------------------------------|---------------------------|----------|-----------|--------------|--------------|---------------|-----------|
| (A) X | 1300 sq. ft. @ \$ 1.00 = 1300 | \$ 1430 | 209 Comp | New | Yes | % Good | Age | Owner |
| (B) X | cu. ft. @ \$ | | | Good | No | | Remodeled Age | Vacant |
| (C) X | cu. ft. @ \$ | | | Medium | | | | Tenant |
| (D) X | cu. ft. @ \$ | | | Pool | | | | Not Home |
| Basem't X | cu. ft. @ \$ | | | | | | | |
| Garage 18 X 70 X = 360 | sq. ft. @ \$ 35 = 12600 | | | | | | | |
| Extras | | | | | | | | |
| HEIGHT | Replacement Total | TOTAL VALUE | | | | | | |
| | \$ 1430 | \$ 1430 | | | | | | |







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

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM:
MEETING DATE: 07/22/2020
SUBJECT: Adoption of HRC Resolution 20-03.
CEQA: Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION

Adopt Resolution 20-03 recording the action of the Historic Resources Committee at its May 27, 2020, meeting.

Attachments

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 May 27, 2020:

| | Property Address | Reason for Removal from the HRI | Assessor Parcel No. |
|---|-------------------------|---|----------------------------|
| 1 | 212 4th St. | Several additions result in loss of integrity | 006-254-003 |
| 2 | 138 9th St. | Several additions; original form no longer visible; lost integrity | 006-202-002 |
| 3 | 308 14th St. | Cumulative alterations/addition; lost integrity | 006-285-004 |
| 4 | 511 18th St. | Large addition results in lost integrity | 006-476-007 |
| 5 | 217 Forest Ave. | Front window/door system altered; original brick bulkhead plastered; lost integrity | 006-282-017 |
| 6 | 601 Fountain Ave. | 2nd story addition; alterations result in lost integrity | 006-544-004 |
| 7 | 182 Laurel Ave. | Large additions incompatible; lost integrity | 006-244-003 |
| 8 | 147 Monterey Ave. | No historic significance | 006-209-001 |
| 9 | 420 Sinex Ave. | Cumulative alterations result in lost integrity | 006-535-013 |

5. The following properties were retained on the HRI by a vote of the members:

| | Property Address | Reason Retained on the HRI | Assessor Parcel No. |
|----|--------------------------|--|----------------------------|
| 10 | 864 Laurel Ave.* | Retained enough historical integrity/significance to remain on the HRI | 006-333-006 |
| 11 | 219 Bentley St.* | Retained enough historical integrity/significance to remain on the HRI | 006-342-008 |
| 12 | 150 13 th St. | Retained enough historical integrity/significance to remain on the HRI | 006-176-012 |
| 13 | 244 Central Ave. | Retained enough historical integrity/significance to remain on the HRI | 006-221-006 |

*These properties were continued from the February 26, 2020, meeting of the HRC

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 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 – 9 in the table above be removed from the Historic Resources Inventory per PGMC 23.76.030. Numbers 10 – 13 are to be retained on the HRI. 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 as 1 – 9 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 22nd day of July, 2020, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

Claudia Sawyer, Chair

ATTEST: _____
Alyson Hunter, Senior Planner



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

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM:
MEETING DATE: 07/22/2020
SUBJECT: Adoption of the revised Resolution 20-01 to correct the record of actions taken by the Historic Resources Committee at its January 22, 2020, meeting. This Resolution will replace the original.
CEQA: Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION

Adopt Revised Resolution 20-01 which corrects the actions taken by the Historic Resources Committee at its January 22, 2020, meeting.

Attachments

Revised Reso. 20-01

REVISED RESOLUTION NO. 20-01

HISTORIC DETERMINATION FOR THE DELETION OF ~~THIRTEEN (13)~~ FIFTEEN (15) PROPERTIES FROM THE CITY OF PACIFIC GROVE'S HISTORIC RESOURCES INVENTORY AS REFERENCED IN THE TABLE BELOW

FACTS

1. In 2018, the City Council of the City of Pacific Grove directed the Community Development Department to undertake the task of updating the City's Historic Resources Inventory (Inventory).
2. To assist with the effort, the City contracted with Page & Turnbull, a qualified historic consulting firm which, as a result of field work and research, prepared the Historic Resources Inventory Update Survey Report (Report) which was finalized and accepted by the City Council on November 20, 2019.
3. The Report analyzed every one of the 1,303 buildings currently on the Inventory, prepared Dept. of Parks & Recreation (DPR) Form 523 documents for each property, and recommended the removal of 371 (28%) of the properties from the Inventory due to changes over time resulting in the loss of historic integrity and/or significance.
4. The following table represents the ~~thirteen (13)~~ fifteen (15) properties recommended for removal due to the demolition of the original resource or another error. Numbers 14 and 15 below were added to this review as the owners are currently in the process of obtaining permits for approved exterior alterations; these properties are recommended for removal by the consultant.

| | Property Address | Assessor Parcel No. | Property Owner | Reason for Removal from the HRI | Year Built (New Constr.) |
|----|--------------------------|------------------------------|------------------------|---|---|
| 1 | 124 19 th St. | 006-151-011 | Pentz, G. & C | Resource demolished 1990 | 1990 (new constr.) |
| 2 | 405 19 th St. | 006-472-010 | Campell, D. & R. | Resource demolished 1991 | 1994 (new constr.) |
| 3 | 871 Balboa Av. | 006-064-004 | Frances, G. & B. | Effectively demolished | 1943 (newer constr.) |
| 4 | 512 Chestnut Av. | 006-447-010 | Gasperson, G. & J. | Resource demolished 1989 | 1990 (new constr.) |
| 5 | 126 Forest Av. | 006-156-027 | Broenkow, W.W.&S. | Resource demolished | 1974 (newer constr.) |
| 6 | 517 Fountain Av. | 006-484-003 | Modest, M. & M. | 3 buildings demolished 1987 | 1990 (new constr.) |
| 7 | 125 Grand Av. | 006-158-013 | Downey, R. M. | Resource demolished 1988 | 1988 (new constr.) |
| 8 | 210 Grand Av. | 006-282-005 | 561 Lighthouse Invest. | Resource demolished | Bank parking lot |
| 9 | 301 Grand Av. | 006-287-012 | Mansour, M. | Resource demolished 2018 | New develop. under constr. |
| 10 | 263 Grove Acre | 006-361-034 (1073 LH Av.) | City of Pacific Grove | Del Monte Military Academy demolished c. 2013 | Butterfly Sanctuary |
| 11 | 560 Junipero Av. | 006-487-006 | Van De Velde, V. | Resource demolished 1962 | Existing triplex built 1962 |
| 12 | 209 Monterey Av. | 006-262-009 | Herrera, T. & S. | Resource demolished | 2009 (new constr.) |
| 13 | 541 Pine Av. | 006-483-012 | Boddington, J. & C. | Resource demolished | Apts built 1987 |
| 14 | 218 Park St. | 006-304-002 | Gionfriddo, R. & D. | Reconstructed in 2012 | Significant addition authorized by HRC 2018 <u>Reconstructed in 2012</u> |
| 15 | 155 14 th St. | 006-176-006 | Locasio, J & N.H. | Heavily modified | Significant alterations authorized by HRC 2018 |

5. Number 14 in the table above (218 Park St.) was discussed separately, removed from the Inventory, and recommended for inclusion on the Neighborhood Character List.

FINDINGS

1. The Historic Resources Committee has determined that the properties listed above shall be removed from Pacific Grove’s Historic Resources Inventory based on the criteria listed in PGMC 23.76.025 and the recommendation of the qualified consultant, Page & Turnbull, on the individual properties’ DPR 523 Forms of “6L” or “6Z” signifying ineligibility for local, state or national listing.
2. The Historic Resources Committee has determined that this action does not constitute a “Project” as defined under California Environmental Quality Act (CEQA) Section 15378 which addresses organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. This section can be used if the Committee finds that the property was placed on the Inventory in error or the property no longer retains historic integrity and/or significance and cannot be considered a historic resource.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE HISTORIC RESOURCES COMMITTEE OF THE CITY OF PACIFIC GROVE THAT:

1. On January 22, 2020, the Historic Resources Committee determined that, based on observation and the information on the DPR forms provided, the buildings listed herein be removed from the Historic Resources Inventory per PGMC 23.76.030. This administrative action is not a “Project” per 15378 of the CEQA Guidelines.
2. The Historic Resources Committee further determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this REVISED 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 22nd day of January, 2020, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

ATTEST:

Claudia Sawyer, Chair

Alyson Hunter, Senior Planner



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

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, AICP, Senior Planner
MEETING DATE: 07/22/2020
SUBJECT: Removal of the property known as 231 Cypress Ave. from the HRI due to a loss of historic integrity.
CEQA: Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION

Remove the property known as 231 Cypress Ave. from the HRI due to a loss of historic integrity.

BACKGROUND

Records indicate that the original home was built ca. 1930 and has been significantly modified over the years.

DISCUSSION

According to the DPR form prepared by the City's consultant, Page & Turnbull, in 2018, *the addition is large in scale relative to the historic house and highly visible, and although the addition is somewhat set back from the front façade most of the historic materials and features at the north side façade have been lost.* These alterations were approved by the Planning Commission and Architectural Review Board in 2000 and 2002, respectively.

Attachments

DPR and Permit Records

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6L

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 231 Cypress Ave (APN 006303011000)

P1. Other Identifier:

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

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

c. Address: 231 Cypress Ave, Pacific Grove, CA 93950 (APN 006303011000)

d. UTM:

e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6213071420945, -121.921661803496

*P3a. Description:

- Architectural Style(s): Vernacular
- Construction Type: Wood Frame
- Number of Stories: 2
- Basement: Not Visible
- Garage: Attached
- Roof Type(s): Gable
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Board and Batten
- Window Type(s): Casement, Fixed
- Window Material(s): Wood
- Architectural Features: Chimney, Overhanging Eaves
- Decorative Details: Brackets
- Alterations: Incompatible Addition, Mechanical Equipment
- Additional Remarks: Solar panels on south-facing slopes of original residence and addition.

*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:

- Prehistoric Protohistoric
- Historic Unknown

Circa 1930. Sources: Monterey County Assessor's Records.

*P7. Owner and Address:

Shaffer Mark F
231 Cypress Ave
Pacific Grove, CA 93950

*P8. Recorded by:

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

*P9. Date Recorded: 8/27/2018

Finalized: 10/18/2019

*P10. Survey Type: Reconnaissance

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

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

Page 2 of 2 *Resource Name or #: 231 Cypress Ave (APN 006303011000)

*Recorded By: Katherine Wallace

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

Historic Name:

Original Use: Residential

Present Use: Residential

Original Owner:

Architect/Builder:

Significance

Pacific Grove Historic Context Statement Theme: Residential Development

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

Integrity: No Historic Integrity

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

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

California Historic Resource Status Codes: 6L

Evaluation Notes: The addition is large in scale relative to the historic house and highly visible, and although the addition is somewhat set back from the front façade most of the historic materials and features at the north side façade have been lost.

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

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

02/23/2002 2 CDD-ARB 100.
CHECK NUMBER #116
RECEIPT NUMBER #02000000297

DESIGN CHANGE

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

RECEIVED

FEB 21 2002

COMMUNITY DEV. DEPT.

CDD Use only
A.A. APPLICATION NO.
AMEND 2753-00

FEE 100.00
ACCOUNT NO. 01-413-01

Accepted for submittal by: _____
[CDD Staff person]

Project Location 231 Cypress Ave. APN 006-303-011

Brief Description of Project Addition to existing SFD

Applicant MARK SHAFFER

Applicant's Address 231 CYPRESS AVE.
PACIFIC GROVE, CA 93950

Applicant's Daytime Phone No. 372-2200

Property Owner MARK SHAFFER

Property Owner's Address 231 CYPRESS AVE

Property Owner's Phone No. 375-8813

I, the undersigned, under penalty of perjury, depose and say that I am the applicant for this request that the owner of the property approves this application and that...

6. Project Address: *231 Cypress Avenue ARB 4/23/02 CONSENT APP.

Amend Architectural Approval No. 2763-00 for a proposed design change for a remodel and construction of first and second-story additions (including an attached one-car garage) to a one-story single-family historic residence and detached garage.

Applicant: Mark Shaffer

CITY OF PACIFIC GROVE
APPLICATION FOR HISTORIC PRESERVATION PERMIT
 Exceptions to land use regulations per Municipal Code Section 23.76.060

| | |
|-----------------------|---|
| CDD Use Only | |
| Historic Permit No. | 00-103 |
| Fee | 225 ⁰⁰ MS |
| Account No. 01-413-00 | |

Name of Applicant Mark Shaffer

Project Address 231 Cypress Avenue Daytime Phone No. 372-2200

Mailing Address ~~321~~²³¹ Cypress Avenue

Legal Owner of Property Mark Shaffer & Lynne Conlon

Mailing Address of Legal Owner 231 Cypress Avenue

Assessor's Parcel No. 006-303-011-000

Lot(s) 7 & 9 Block 51S Tract Second Addition

23.76.060 Incentive -- Exceptions to land use regulations. Following notice of hearing per Municipal Code Section 23.70.040, the Community Development Director may grant a historic preservation permit for an exception to zoning district regulations when such exception is necessary to permit the preservation or restoration of, or improvements to, a building listed on the Historic Resources Inventory. Such exceptions may include, but not be limited to, parking, yards, height and coverage regulations. Such exceptions shall not include approval of uses not otherwise allowed by the zoning district regulations. In considering an application for such exception, the Community Development Director shall be directed and guided by the list of purposes found in Section 23.76.010 and by Section 23.04.010.

Please attach a statement that includes: (1) a description of the proposed project, (2) the exception requested, (3) why granting the requested exception furthers the purposes of Municipal Code Sections 23.04.010 and 23.76.010 (see reverse side), and (4) why the requested exception is necessary to permit the preservation or restoration of the structure.

CERTIFICATION

5.B A public hearing to consider **Historic Preservation Permit Application No. 00-103**
PROJECT ADDRESS: 231 Cypress Avenue
APPLICANT: Mark Shaffer
PROJECT DESCRIPTION: Construct first and second-story additions to a historic single-family dwelling and accessory structure that has nonconforming setbacks, including a new garage that is closer to the front property line than allowed. (Staff: Rideout)

HP 00-103
 approved
 ON CONSENT

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 remodel a building on
Lot No. 9 in Block No. 51 2nd Addition to Pacific
Grove Retreat Grounds, at No. 231, Cypress Ave Street, according to Plans
and Specifications herewith presented, as follows:

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

Size Size of flues

Stories Fireplaces

Foundation Toilets

Basement Baths

Sides Outside Finish

Roof Inside Finish

Floors Time necessary to do the work

Number of Rooms Estimated Cost \$100-

Chimneys Page 92 of 169

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

CITY OF PACIFIC GROVE

Building Permit

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

Location 237 CYPRESS Street

Lot _____ Block _____ Tract _____

Nature of Improvement T.V. ANTENNA Zone _____

No. Rooms _____ Out Buildings _____

Dimensions _____

Set Back—Front Street _____ Side Street _____ Side Yards _____

No. Stories _____ Floors _____

Foundation _____ Roof _____

Walls _____ Chimneys _____

Outside Finish _____ Toilets _____

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.

CITY OF PACIFIC GROVE

BUILDING PERMIT

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

Location 231 Cypress Street

Lot 2 Block 51 Tract

Nature of Improvement 1 car garage ZONE

No. Rooms Out Buildings

Dimensions 10 x 18

Set Backs—Front St. Side St. rear Side Yds.

No. Stories 1 Floors

Foundation pills Roof paper

Walls frame Chimneys

Outside Finish stucco Toilets

Inside Finish — Remarks

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

CITY OF PACIFIC GROVE

BUILDING PERMIT

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

Location 231 Cypress Ave Street

Lot 9 Block 57 Tract Second

Nature of Improvement concrete foundation Zone residential

No. Rooms — Out buildings —

Dimensions 20 x 30

Set Backs—Front Street _____ Side Street _____ Side Yds. _____

No. Stories 1 Floors _____

Foundation concrete Roof _____

Walls _____ Chimneys _____

Outside Finish _____ Toilets _____

Inside Finish _____ Remarks _____

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

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

CITY OF PACIFIC GROVE

BUILDING PERMIT

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

Location 231 Cypress. Street

Lot Block Tract

Nature of Improvement add. to kitchen Zone

No. Rooms 1 Out buildings

Dimensions 5 x 10

Set Back—Front Street Existing Side Street Side Yds. Existing

No. Stories 1 Floors Concrete

Foundation Concrete Roof Thingles

Walls Frame Chimneys —

Outside Finish Plaster Toilets —

Inside Finish Sheet rock 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 erection of construction and use of buildings.
This permit may be revoked upon violation of any of said provisions.



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

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, AICP, Senior Planner
MEETING DATE: 07/22/2020
SUBJECT: Removal of 239 Junipero Ave. from the HRI due to loss of historic integrity.
CEQA: Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION

Remove 239 Junipero Ave. from the HRI due to loss of historic integrity.

BACKGROUND

Several exterior alterations over the years have resulted in the property's loss of historic integrity and ineligibility for the HRI.

DISCUSSION

According to the DPR form prepared by the City's consultant, Page & Turnbull, in 2018, the property was labeled "Salvation Army House" on 1926 Sanborn map, with one-story open porch at only the north corner. According to 1962 Sanborn, the building was later converted to four apartments. Porch has been enlarged and second-story level of porch added, including new doors at second story, cumulatively resulting in loss of historic integrity.

Attachments

DPR Form for 239 Junipero

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6L

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 239 Junipero Ave (APN 006524004000)

P1. Other Identifier:

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

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

c. Address: 239 Junipero Ave, Pacific Grove, CA 93950 (APN 006524004000)

d. UTM:

e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6142762495379, -121.911028497495

*P3a. Description:

- Architectural Style(s): Colonial Revival, Vernacular
- Construction Type: Wood Frame
- Number of Stories: 2
- Basement: Yes
- Garage: None
- Roof Type(s): Hipped
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Wood Bevel
- Window Type(s): Hung, Fixed
- Window Material(s): Aluminum, Wood
- Architectural Features: Chimney, Open Porch, Enclosed Porch, Balcony, Other
- Decorative Details: Turned Spindles, Decorative Porch Detailing, Sidelight(s), Other
- Alterations: Altered Pattern of Windows or Doors, Replacement Door(s), Enclosed Porch, Steps and/or Porch Replaced
- Additional Remarks: Prominent wraparound porch with a partially-enclosed section. Elevated balcony at second-story level on rear façade, and one-story deck at side (south) facade. Corner lot; all facades are highly visible.

*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, 8/1/2018.

*P6. Date Constructed/Age & Sources:

- Prehistoric Protohistoric
- Historic Unknown

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

*P7. Owner and Address:

Kast Tanya A
3025 W Allen Ct
Visalia, CA 93291

*P8. Recorded by:

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

*P9. Date Recorded: 8/1/2018

Finalized: 10/18/2019

*P10. Survey Type: Reconnaissance

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

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

Page 2 of 2 *Resource Name or #: 239 Junipero Ave (APN 006524004000)

*Recorded By: Katherine Wallace *Date Recorded: 8/1/2018 Finalized: 10/18/2019

Historic Name:
Original Use: Residential **Present Use:** Residential
Original Owner: **Architect/Builder:**

Significance
Pacific Grove Historic Context Statement Theme: Residential Development

Period of Development: Pacific Grove Comes of Age (1903-1926) **Period of Significance:** Not Applicable
Integrity: No Historic Integrity **Level of Significance:** 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: Labeled "Salvation Army House" on 1926 Sanborn map, with one-story open porch at only the north corner. According to 1962 Sanborn, the building was later converted to four apartments. Porch has been enlarged and second-story level of porch added, including new doors at second story, cumulatively resulting in loss of historic integrity.

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

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



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

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, AICP, Senior Planner
MEETING DATE: 07/22/2020
SUBJECT: Removal of 308 Grand Ave. from the Historic Resources Inventory due to loss of historic integrity.
CEQA: Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION

Remove 308 Grand Ave. from the Historic Resources Inventory due to loss of historic integrity.

BACKGROUND

Monterey County Assessor Records indicate that the commercial building was constructed ca. 1921. The City possesses no additional building records.

DISCUSSION

According to the DPR form prepared by the City's consultant, Page & Turnbull, the property has undergone *cumulative alterations, particularly the incompatible stucco cladding and altered door, have resulted in loss of historic integrity.*

Attachments

DPR Form for 308 Grand Ave.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6L

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 308 Grand Ave (APN 006288016000)

P1. Other Identifier:

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

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

c. Address: 308 Grand Ave, Pacific Grove, CA 93950 (APN 006288016000)

d. UTM:

e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6193471099661, -121.918124724477

*P3a. Description:

- Architectural Style(s): Vernacular
- Construction Type: Undetermined
- Number of Stories: 1
- Basement: Not Visible
- Garage: None
- Roof Type(s): Gable
- Roof Material(s): Corrugated Metal, Not Visible
- Wall Material(s): Stucco
- Window Type(s): Other
- Window Material(s): Other
- Architectural Features:
- Decorative Details:
- Alterations: Replacement Door(s), Replacement Cladding
- Additional Remarks: Industrial shed. No windows on primary facade. Corrugated metal, top-rail sliding door. Standard doorway has been cut into the sliding metal door.

*P3b. Resource Attributes: HP06 (1-3 story commercial building); HP08 (Industrial building)

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

P5a. Photo



*P5b. Description of Photo:

Primary façade, 8/29/2018.

*P6. Date Constructed/Age & Sources:

- Prehistoric Protohistoric
 Historic Unknown

Circa 1921. Sources: Monterey County Assessor's Records.

*P7. Owner and Address:

Padgett Wayne C Tr
308 Grand Ave
Pacific Grove, CA 93950

*P8. Recorded by:

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

*P9. Date Recorded: 8/29/2018

Finalized: 10/18/2019

*P10. Survey Type: Reconnaissance

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

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

Page 2 of 2 *Resource Name or #: 308 Grand Ave (APN 006288016000)

*Recorded By: Hannah Simonson *Date Recorded: 8/29/2018 Finalized: 10/18/2019

Historic Name: _____
 Original Use: Industrial Present Use: Industrial
 Original Owner: _____ Architect/Builder: _____

Significance
Pacific Grove Historic Context Statement Theme: Commercial 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: Cumulative alterations, particularly the incompatible stucco cladding and altered door, have resulted in loss of historic integrity.

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

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



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

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, AICP, Senior Planner
MEETING DATE: 07/22/2020
SUBJECT: Removal of 312 19th St. from the Historic Resources Inventory due to loss of historic integrity.
CEQA: Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION

Remove 312 19th St. from the Historic Resources Inventory due to loss of historic integrity.

BACKGROUND

The ca. 1920 residence has been modified over time as well as moved slightly forward on the lot. The garage was added later.

DISCUSSION

According to the DPR form prepared in 2018 by the City's consultant, Page & Turnbull, *the building is not depicted on the 1926 Sanborn map. The building was sited at this location between 1926 and 1962, and was expanded after 1962. The 1977 DPR form says this was a "tent from sea cottage." Due to cumulative alterations, the residence does not have sufficient integrity to convey its historical association with a tent cottage typology.*

Attachments

DPR Form for 312 19th St.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 312 19th St (APN 006298005000)

P1. Other Identifier:

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

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

c. Address: 312 19th St, Pacific Grove, CA 93950 (APN 006298005000)

d. UTM:

e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6199453348538, -121.920810472901

*P3a. Description:

- Architectural Style(s): Vernacular
- Construction Type: Wood Frame
- Number of Stories: 1
- Basement: Not Visible
- Garage: Attached
- Roof Type(s): Gable, Shed
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Wood Bevel, Wood Drop
- Window Type(s): Casement, Fixed
- Window Material(s): Wood
- Architectural Features: Overhanging Eaves, Entry Portico
- Decorative Details: Brackets
- Alterations: Incompatible Addition, Replacement Window(s)
- 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:

- Prehistoric Protohistoric
- Historic Unknown

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

*P7. Owner and Address:

Cousins Steven N & Holly Ann Trs
4629 Pershing Pl
Saint Louis, MO 63108

*P8. Recorded by:

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

*P9. Date Recorded: 8/27/2018

Finalized: 10/18/2019

*P10. Survey Type: Reconnaissance

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

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

Page 2 of 2 *Resource Name or #: 312 19th St (APN 006298005000)

*Recorded By: Katherine Wallace *Date Recorded: 8/27/2018 Finalized: 10/18/2019

Historic Name:
Original Use: Residential **Present Use:** Residential
Original Owner: **Architect/Builder:**

Significance
Pacific Grove Historic Context Statement Theme: Residential Development

Period of Development: Pacific Grove Comes of Age (1903-1926)
Integrity: No Historic Integrity **Period of Significance:** Not Applicable
Eligible for Pacific Grove HRI: No **Level of Significance:** Not Applicable
Appears Individually Eligible for National Register and/or California Register: No
California Historic Resource Status Codes: 6Z

Evaluation Notes: The building is not depicted on the 1926 Sanborn map. The building was sited at this location between 1926 and 1962, and was expanded after 1962. The 1977 DPR form says this was a "tent from sea cottage." Due to cumulative alterations, the residence does not have sufficient integrity to convey its historical association with a tent cottage typology.

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

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

PETITION FOR BUILDING PERMIT

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



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

Application is hereby made for a permit to repair a building on
Lot No. 12 in Block No. 46, 2d Addition to Pacific
Grove Retreat Grounds, at No. 312, 19 Street, according to Plans
and Specifications herewith presented, as follows:

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

Size _____ Size of Flues _____
Stories _____ Fireplaces _____
Foundation _____ Toilets _____
Basement _____ Baths _____
Sides _____ Outside Finish _____
Roof _____ Inside Finish _____
Floors four Time necessary to do the work _____
Number of Rooms _____ Estimated Cost \$75.00
Chimneys _____

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

Dated 3/8/29 _____
Mrs. P. L. Manley
Petitioner.

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CITY OF PACIFIC GROVE

BUILDING PERMIT

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

Location 312 - 19th St. Street

Lot 12 Block 46 Tract

Nature of Improvement Plaster interior and add small porch. and move forward 20ft. ZONE

No. Rooms and move forward 20ft. Out Buildings

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

No. Stories Floors

Foundation new conc. foundation Roof

Walls Chimneys

Outside Finish rustic Toilets

Inside Finish plaster Remarks

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

Owner A. B. Fleming Builder owner

Estimated Cost \$ 200⁰⁰ Date April 8, 1933

Fee of 2⁰⁰ Paid [Signature] Building Inspector Permit No. 812

4/11/33

14

CITY OF PACIFIC GROVE

BUILDING PERMIT

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

Location 312 - 19th Street

Lot 12 - 1/2 10 Block 46 Tract _____

Nature of Improvement add to house Zone _____

No. Rooms 1 Out buildings _____

Dimensions 12 x 14

Set Back-Front Street existing Side Street _____ Side Yds. 6 x 5

No. Stories 1 Floors Pine

Foundation concrete Roof Corn

Walls Frame Chimneys —

Outside Finish Plastic Toilets —

Inside Finish Sheet rock 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 Jack Burnham Builder Owner

Estimated Cost \$ 1,000⁰⁰ Date Mar 22, 19 48

Fee of \$ 400 Paid _____ Building Inspector Wic May Permit No. 2950

Finnick

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 \$ 330
 IMPROVEMENTS \$ 460
 FIELD BY M. A. ... DATE 3-15-28
 PRICED BY M. A. ... DATE 3-15-28

Block 465 Lot 12
 Owner Louis H. & E. A. ...
 No. 1914 Class: 1, 2, 3, 4
 Ave. ... St. ...

| Use — Commercial | EXTERIOR DESCRIPTION | Roof | Interior Description | Basement |
|---|--|--|--|---|
| <input checked="" type="checkbox"/> Dwellings | Construction: Wood Frame, Steel Frame, Mill, Masonry, etc. | Roofing: Flat, Gambrel, etc. | Plumbing, Lighting, Heating, etc. | None Full, Concrete Walls, Unfinished, etc. |
| <input checked="" type="checkbox"/> Residential | Art Stone, Shingles, Re-Saw, Sliding Board & Batten, Cor. Iron, etc. | Tile, Slate, Asbestos Tile, Composition, Tar & Gravel, Metal, etc. | Fireplaces, Stoves, Electric, Hydraulic, Passenger, Automatic, Speed H., etc. | Travel, Occupancy, etc. |
| <input checked="" type="checkbox"/> Garage | Deep Masonry Piles, Wood, etc. | Store Front, Plate in Metal, Plate in Wood, Sheet Glass, etc. | Mechanical Equipment, Ventilating Apparatus, Thermo Heat Control, Sprinkler System, etc. | Owner, Vacant, etc. |
| <input checked="" type="checkbox"/> Garage | Shed, Poultry House, etc. | | | |

| Use | Dimensions | Area | Volume | Value | Depreciated Present Value | Remodeled Age | Condition | Obsolescence | Depreciation |
|----------------|-------------|--------------------------|---------|----------------|---------------------------|---------------|-----------|--------------|--------------|
| (A) | 18 x 12 x = | 216 | cu. ft. | \$ 460 | \$ 460 | 4 | New | Yes | 91% |
| (B) | X X X = | | sq. ft. | | | | Good | No | |
| (C) | X X X = | | sq. ft. | | | | Medium | No | |
| (D) | X X X = | | sq. ft. | | | | Poor | No | |
| Basem't | X X X = | | sq. ft. | | | | | | |
| Garage | 10 x 10 x = | 180 | sq. ft. | | | | | | |
| Extras | | | | | | | | | |
| HEIGHT: | FT. | Replacement Total | | \$ 500. | \$ 460. | | | | |

HISTORIC RESOURCES INVENTORY

(State use only)
 Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR 4 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
UTM 10/59663/405306

IDENTIFICATION

1. Common name: _____
 2. Historic name, if known: Barber, (Benjamin) House
 3. Street or rural address: 312 19th street
 City: Pacific Grove, Ca ZIP: 93950 County: Monterey
 4. Present owner, if known: Carol Burnam Address: 910 Ruth Court
 City: Pacific Grove, Ca ZIP: 93950 Ownership is: Public Private
 5. Present Use: Private Residence Original Use: Private Residence
 Other past uses: _____

DESCRIPTION

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

This is a one story white structure with natural wood door, horizontal siding, new windows 1/1 with vertical sash, plain slipsill, gable roof with brackets. This is a tent fram sea cottage with additions off one side and a newer car port.

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

▲ NORTH



8. Approximate property size:

Lot size (in feet) Frontage 45
 Depth 60 ;

Prox. acreage _____.

Condition: (check one)

- Excellent b. Good c. Fair
 Deteriorated e. No longer in existence
 Feature a. Altered? b. Unaltered?

Surroundings: (Check more than one if necessary)

- Open land b. Scattered buildings
 Intensely built-up d. Residential
 Commercial f. Industrial
 Other

Access to site:

- None known b. Private development
 Zoning d. Public Works project
 Vandalism f. Other

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

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1891 This date is: a. Factual b. Estimated
17. Architect (if known): _____
18. Builder (if known): _____
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other carport i. None

SIGNIFICANCE

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

Architecturally, this building represents an early sea cottage of Pacific Grove's 2nd Addition, It is situated among buildings of its same period.

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

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

Monterey County Assessor's Records

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

(State Use Only)



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

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, AICP, Senior Planner
MEETING DATE: 07/22/2020
SUBJECT: Removal of 370 Central Ave. from the Historic Resources Inventory due to loss of historic integrity.
CEQA: Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION

Remove 370 Central Ave. from the Historic Resources Inventory due to loss of historic integrity.

BACKGROUND

It is estimated that this house was originally built in 1920 with plumbing installed in 1925. Significant exterior alterations have occurred over the years.

DISCUSSION

The property is no longer eligible for the City's HRI due to loss of historic integrity. According to the DPR Form on file (Page & Turnbull, 2018), *the earliest available Sanborn from 1926 shows a 1.5-story rectangular plan residence with a full-width open front porch and a one-story rear volume. At an unknown date after 1962, the front porch was enclosed in such a way that it no longer clearly reads as a porch, as new windows and walls have been introduced. The columns of the former open porch have been clad with horizontal wood and the base of the porch clad in a new masonry cladding. None of the original design or materials are visible at the primary façade. As such, the residence no longer retains historic integrity.*

Although this property is in the Coastal zone, the act of removing it from the HRI does not constitute "development" as defined in the City's Local Coastal Program and, therefore, a Coastal Development Permit is not required.

Attachments

DPR Form for 370 Central Ave.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 370 Central Ave (APN 006218007000)

P1. Other Identifier:

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

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

c. Address: 370 Central Ave, Pacific Grove, CA 93950 (APN 006218007000)

d. UTM:

e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6208340110269, -121.911701196089

*P3a. Description:

- Architectural Style(s): Shingle
- Construction Type: Wood Frame
- Number of Stories: 1.5
- Basement: Not Visible
- Garage: None
- Roof Type(s): Gable
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Wood Bevel, Wood Shingle
- Window Type(s): Fixed, Hung
- Window Material(s): Wood
- Architectural Features: Enclosed Porch, Overhanging Eaves
- Decorative Details: Sidelight(s), Transom
- Alterations: Altered Pattern of Windows or Doors, Replacement Window(s), Replacement Door(s), Replacement Cladding, Enclosed Porch
- 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, 8/2/2018.

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

- Prehistoric Protohistoric
 Historic Unknown

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

***P7. Owner and Address:**

Conrad Catherine Flavia
PO Box 387
Coquille, OR 97423

***P8. Recorded by:**

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

***P9. Date Recorded:** 8/2/2018

Finalized: 10/18/2019

***P10. Survey Type:** Reconnaissance

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

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

Page 2 of 2 *Resource Name or #: 370 Central Ave (APN 006218007000)

*Recorded By: Katherine Wallace *Date Recorded: 8/2/2018 Finalized: 10/18/2019

Historic Name:
Original Use: Residential **Present Use:** Residential
Original Owner: **Architect/Builder:**

Significance
Pacific Grove Historic Context Statement Theme: Residential Development

Period of Development: Pacific Grove Comes of Age (1903-1926)
Integrity: No Historic Integrity **Period of Significance:** Not Applicable
Eligible for Pacific Grove HRI: No **Level of Significance:** Not Applicable
Appears Individually Eligible for National Register and/or California Register: No
California Historic Resource Status Codes: 6Z

Evaluation Notes: Earliest available Sanborn from 1926 shows a 1.5-story rectangular plan residence with a full-width open front porch and a one-story rear volume. At an unknown date after 1962, the front porch was enclosed in such a way that it no longer clearly reads as a porch, as new windows and walls have been introduced. The columns of the former open porch have been clad with horizontal wood and the base of the porch clad in a new masonry cladding. None of the original design or materials are visible at the primary façade. As such, the residence no longer retains historic integrity.

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

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

CITY OF PACIFIC GROVE

Building Permit

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

Location 370 CENTRAL Street _____
Lot 7 Block 218 Tract _____
Nature of Improvement REMODELING IN KITCHEN Zone _____
No. Rooms _____ Out Buildings _____
Dimensions _____
Set Back—Front Street _____ Side Street _____ Side Yards _____
No. Stories _____ Floors _____
Foundation _____ Roof _____
Walls _____ Chimneys _____
Outside Finish _____ Toilets _____
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 K. L. BURCHARD Builder CLOVER

Estimated Cost \$ 1,000 Date SEPT. 30, 1963

Fee of \$ 6.00 Paid _____

[Signature]
Building Inspector

Nº 3184 [Signature]

Swending

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 *install plumbing in* a building on Lot No. *18* in Block No. *21* Addition to Pacific Grove Retreat Grounds, at No. *370*, *Central* Street, according to Plans and Specifications herewith presented, as follows:

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

Size Size of flues

Stories Fireplaces

Foundation Toilets

Basement Baths

Sides Outside Finish

Roof Inside Finish

Floors Time necessary to do the work

Number of Rooms Estimated Cost *\$ 50 -*

Chimneys

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

Dated *May 21-1925*

Geo. Patrick
Petitioner.

1723

(State use only)
 Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR X30 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
UTM 10/59743/405316

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____
2. Historic name, if known: _____
3. Street or rural address 370 Central Ave.
 City: Pacific Grove, Ca ZIP: 93950 County: Monterey
4. Present owner, if known: Louise Schleifer Address: 810 Junipero
 City: Pacific Grove, Ca ZIP: 93950 Ownership is: Public Private
5. Present Use: Private Residence Original Use: Private Residence
 Other past uses: _____

DESCRIPTION

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

This is a one and a half story house with clapboard siding, shingled gables, medium pitched roof, decorative boxed cornice, rectangular and symmetrical in shape, two oval windows in each gable and some segmented windows 1/1 -- some have large with panes.

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



8. Approximate property size:

Lot size (in feet) Frontage 30 ,
 Depth 60 ;
 or approx. acreage _____.

Condition: (check one)

- Excellent b. Good c. Fair
 Deteriorated e. No longer in existence
 Significant feature a. Altered? b. Unaltered?

Findings: (Check more than one if necessary)

- Open land b. Scattered buildings
 Intensely built-up d. Residential
 Commercial f. Industrial

Other _____

Access to site:

- One known b. Private development
 Planning d. Public Works project
 Zoning f. Other _____



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

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other _____
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
As of 1900 this house does not appear on the assessor's records
16. Year of initial construction 1920 This date is: a. Factual b. Estimated
17. Architect (if known): Wm. Weeks
18. Builder (if known): _____
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other _____ i. None

SIGNIFICANCE

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

This is a nice old building, situated on the City's early main street.

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

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

Walking Survey

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

(State Use Only)



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

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, AICP, Senior Planner
MEETING DATE: 07/22/2020
SUBJECT: Removal of 419 9th St. from the Historic Resources Inventory due to loss of historic integrity.
CEQA: Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION

Remove 419 9th St. from the Historic Resources Inventory due to loss of historic integrity.

BACKGROUND

The original home was built ca. 1904 and was previously a good example of the period identified in the City's *Historic Context Statement* as Pacific Grove Comes of Age (1903-1926). Since then, the property has undergone several alterations including a very large two-story addition which has significantly contributed to its loss of historic integrity.

DISCUSSION

The City's consultant, Page & Turnbull, prepared a DPR form for the property in 2018 which provides the following evaluation: *the 1905 Sanborn shows a one-story dwelling with bay windows at the front and north facades. An open entry portico was located at the northwest corner of the residence. The footprint of the house remained unaltered through 1962. After 1962, a new entry portico and new doorways were constructed at the southwest corner, and the original portico at the northwest corner was infilled. A large two-story addition with a garage was constructed on the north side façade, set back from the primary façade. Cumulatively, these additions and alterations result in a loss of historic integrity.*

Attachments

DPR Form for 419 9th St.

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

Page 1 of 2 *Resource Name or #: 419 9th St (APN 006502007000)

- P1. Other Identifier:**
- ***P2. Location:** Not for Publication Unrestricted *a. **County:** Monterey
- *b. **USGS Quad(s):** Monterey, California (1997)
- c. **Address:** 419 9th St, Pacific Grove, CA 93950 (APN 006502007000)
- d. **UTM:**
- e. **Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6163133638782, -121.913126976234
- ***P3a. Description:**

- | | |
|---|---|
| <ul style="list-style-type: none"> - Architectural Style(s): Folk Victorian - Construction Type: Wood Frame - Number of Stories: 2.5 - Basement: No - Garage: Attached - Roof Type(s): Hipped - Roof Material(s): Asphalt Shingle - Wall Material(s): Wood Drop - Window Type(s): Hung - Window Material(s): Wood | <ul style="list-style-type: none"> - Architectural Features: Bay Window(s), Dormers, Enclosed Porch - Decorative Details: Bargeboard, Brackets, Elaborated Gable End - Alterations: Altered Entry, Altered Pattern of Windows or Doors, Compatible Addition, Incompatible Addition, Enclosed Porch, Replacement Door(s) - Additional Remarks: |
|---|---|

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



- ***P5b. Description of Photo:**
Primary façade, 8/29/2018.
- ***P6. Date Constructed/Age & Sources:**
- Prehistoric Protohistoric
 Historic Unknown
1904. Sources: Heritage Society's Green Plaque List.
- ***P7. Owner and Address:**
Collyer Mollie M & Smith Sean M Trs
451 Jackson St
Monterey, CA 93940
- ***P8. Recorded by:**
Katherine Wallace, Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108
- ***P9. Date Recorded:** 8/29/2018
Finalized: 10/18/2019
- ***P10. Survey Type:** Reconnaissance

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

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

Primary # _____
 HRI # _____
 Trinomial _____

Page 2 of 2 *Resource Name or #: 419 9th St (APN 006502007000)

*Recorded By: Katherine Wallace

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

Historic Name:

Original Use: Residential

Present Use: Residential

Original Owner: William F. Morton

Architect/Builder:

Significance

Pacific Grove Historic Context Statement Theme: Residential Development

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

Integrity: No Historic Integrity

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

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

California Historic Resource Status Codes: 6Z

Evaluation Notes: 1905 Sanborn shows a one-story dwelling with bay windows at the front and north facades. An open entry portico was located at the northwest corner of the residence. The footprint of the house remained unaltered through 1962. After 1962, a new entry portico and new doorways were constructed at the southwest corner, and the original portico at the northwest corner was infilled. A large two-story addition with a garage was constructed on the north side façade, set back from the primary façade. Cumulatively, these additions and alterations result in a loss of historic integrity.

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

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

PHONE: 648

Phone: 648-3183 Permit No. 93-0214

POST THIS CARD AT OR NEAR FRONT OF BUILDING

CITY OF PACIFIC GROVE

COMMUNITY DEVELOPMENT DEPT.

Building Division

INSPECTION RECORD

Job Address 419 9th St.
Nature of Work replace roof, add on dormer
Use of Building S.F.D.
Owner Smith
Contractor owner/builder
Date Issued 6-18-93

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

Table with 3 columns: Inspection, Date, Inspector. Rows include Foundations: Setback, Trench, Reinforcing, Foundation Wall and Site Work.

Pour no concrete until above has been signed

Table with 3 columns: Inspection, Date, Inspector. Rows include Concrete Slab Floor: Electrical, Plumbing, Gas Piping.

Do not pour floor until above has been signed

Table with 3 columns: Inspection, Date, Inspector. Rows include Rough Electrical, Rough Plumbing, Rough Gas Piping, Rough Heating and Ventilation, Framing.

Cover no work until above has been signed

Table with 3 columns: Inspection, Date, Inspector. Rows include Lath and Plaster (Interior), Lath and Plaster (Exterior), Miscellaneous, Sewer, Sidewalks, Electrical Underground, Fireplace, Driveways, Electrical Final, Plumbing Final, Gas Piping Final, Heating and Ventilation Final, Life Safety Items Final, Final Inspection, Occupancy Granted.

FORM 300.2

214

Vertical form on the right side with fields for JOB ADDRESS (419 9th St.), OWNER (Smith), and other project details.

Division 3-1
ax. cc. Load N.C.
re Sprinklers required Yes No
ES:
ncovered
- Not Required
used
repaired

ING 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.).

VALUATION FEES table with rows for PERMIT (192.15), PLAN CHK. (144.11), SMIP. (1.00), SEWER (0), DEPOSIT (25.00), TOTAL (\$312.26).

Applicant to complete

Form with fields 1-10: JOB ADDRESS (419-9th), OWNER (Michael), CONTRACTOR (owner), ARCHITECT OR DESIGNER, ENGINEER, USE OF BUILDING (SFD), Class of work, Describe work, Change of use from, Change of use to, Valuation of work.

SPECIAL CONDITIONS and APPLICATION ACCEPTED BY fields.

SIGNATURE OF CONTRACTOR (X Julie) and SIGNATURE OF OWNER (IF) fields.

I hereby affirm that I am license Professions Code, and my licens License Class Contractor

OWNER-BUILDER DECLARATION I hereby affirm that I am Business and Profession repair any structure, prior that he is licensed pursuant Section 7000) of Division basis for the alleged exer applicant to a civil penalty

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

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

Applicant X Julie A Smith Date 6-8-93

WORKERS' COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. Company Certified Copy is hereby furnished. Certified copy is filed with the city building inspection department or

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE (This section need not be completed if the permit is for one hundred dollars (\$100) or less). I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Owner X Julie A Smith Date 6-8-93 NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions of this permit shall be deemed revoked.

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



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

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, AICP, Senior Planner
MEETING DATE: 07/22/2020
SUBJECT: Removal of 464 Laurel Ave. from the Historic Resources Inventory due to loss of historic integrity.
CEQA: Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION

Remove 464 Laurel Ave. from the Historic Resources Inventory due to loss of historic integrity.

BACKGROUND

Records indicate that the original house was built in 1910 during the period known as Pacific Grove Comes of Age (1903-1926) in the City's *Historic Context Statement*.

DISCUSSION

Due to *numerous additions, replacement cladding, and incompatible replacement windows, the property has lost its historic integrity* (Page & Turnbull DPR form, 2018).

Attachments

DPR Form for 464 Laurel Ave.

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

Page 1 of 2 *Resource Name or #: 464 Laurel Ave (APN 006273005000)

- P1. Other Identifier:**
- ***P2. Location:** Not for Publication Unrestricted *a. **County:** Monterey
- *b. **USGS Quad(s):** Monterey, California (1997)
- c. **Address:** 464 Laurel Ave, Pacific Grove, CA 93950 (APN 006273005000)
- d. **UTM:**
- e. **Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.619038, -121.915176
- ***P3a. Description:**

- | | |
|--|---|
| <ul style="list-style-type: none"> - Architectural Style(s): Vernacular - Construction Type: Wood Frame - Number of Stories: 1 - Basement: Not Visible - Garage: Attached - Roof Type(s): Pyramid Hip - Roof Material(s): Asphalt Shingle - Wall Material(s): Asbestos - Window Type(s): Casement, Fixed, Hung - Window Material(s): Vinyl | <ul style="list-style-type: none"> - Architectural Features: Open Porch - Decorative Details: - Alterations: Incompatible Addition, Replacement Window(s), Replacement Cladding - Additional Remarks: Attached non-original garage and carport. |
|--|---|

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



- ***P5b. Description of Photo:**
Primary façade, 8/29/2018.
- ***P6. Date Constructed/Age & Sources:**
 Prehistoric Protohistoric
 Historic Unknown
 1910. Sources: Monterey County Assessor's Records.
- ***P7. Owner and Address:**
 Milliorn Dennis Michael & Cynthia Hilton Trs
 464 Laurel Ave
 Pacific Grove, CA 93950
- ***P8. Recorded by:**
 Katherine Wallace, Page & Turnbull
 170 Maiden Lane, 5th Floor
 San Francisco, CA 94108
- ***P9. Date Recorded:** 8/29/2018
 Finalized: 10/18/2019
- ***P10. Survey Type:** Reconnaissance

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

Page 2 of 2 *Resource Name or #: 464 Laurel Ave (APN 006273005000)

*Recorded By: Katherine Wallace

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

Historic Name:

Original Use: Residential

Present Use: Residential

Original Owner:

Architect/Builder:

Significance

Pacific Grove Historic Context Statement Theme: Residential Development

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

Integrity: No Historic Integrity

Period of Significance: Not Applicable

Eligible for Pacific Grove HRI: No

Level of Significance: Not Applicable

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

California Historic Resource Status Codes: 6Z

Evaluation Notes: Numerous additions, replacement cladding, and incompatible replacement windows, result in loss of historic integrity.

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

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



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

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, AICP, Senior Planner
MEETING DATE: 07/22/2020
SUBJECT: Removal of 513 Carmel Ave. from the Historic Resources Inventory due to loss of historic integrity.
CEQA: Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION

Remove 513 Carmel Ave. from the Historic Resources Inventory due to loss of historic integrity.

BACKGROUND

According to the City's records, the existing two-story residence was permitted to replace the previous residence in 1990.

DISCUSSION

It appears that the City's consultant, Page & Turnbull, did not access the property file as part of its 2018 survey of the City. The evaluation notes on the DPR form (attached), indicate a large, two-story addition obscuring the original home, but the property file notes the approval of an Architectural Permit in 1990 to demolish and rebuild. There is no historic resource on this property.

Attachments

Records for 513 Carmel Ave.

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

Page 1 of 2 *Resource Name or #: 513 Carmel Ave (APN 006497008000)

- P1. Other Identifier:**
- ***P2. Location:** Not for Publication Unrestricted *a. **County:** Monterey
- *b. **USGS Quad(s):** Monterey, California (1997)
- c. **Address:** 513 Carmel Ave, Pacific Grove, CA 93950 (APN 006497008000)
- d. **UTM:**
- e. **Other Locational Data:** Latitude, Longitude (Decimal Degrees) 36.6161240095895, -121.915509281663
- ***P3a. Description:**

- | | |
|---|---|
| <ul style="list-style-type: none"> - Architectural Style(s): Vernacular - Construction Type: Wood Frame - Number of Stories: 2 - Basement: Not Visible - Garage: Attached - Roof Type(s): Gable, Hipped - Roof Material(s): Asphalt Shingle - Wall Material(s): Wood Bevel - Window Type(s): Casement, Fixed, Sliding - Window Material(s): Vinyl | <ul style="list-style-type: none"> - Architectural Features: Chimney, Entry Portico - Decorative Details: Brackets, Elaborated Gable End - Alterations: Incompatible Addition, Altered Form or Roofline, Replacement Window(s), Replacement Door(s) - Additional Remarks: Cladding appears to have been replaced. |
|---|---|

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



- ***P5b. Description of Photo:**
Primary façade, 8/29/2018.
- ***P6. Date Constructed/Age & Sources:**
 Prehistoric Protohistoric
 Historic Unknown
 1900. Sources: 1928 Block Files.
- ***P7. Owner and Address:**
 Hashimoto Keiko Tr
 513 Carmel Ave
 Pacific Grove, CA 93950
- ***P8. Recorded by:**
 Hannah Simonson, Page & Turnbull
 170 Maiden Lane, 5th Floor
 San Francisco, CA 94108
- ***P9. Date Recorded:** 8/29/2018
 Finalized: 10/18/2019
- ***P10. Survey Type:** Reconnaissance

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

Page 2 of 2 *Resource Name or #: 513 Carmel Ave (APN 006497008000)

*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: 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: Large two-story addition obscures the original form and roofline of the historic house. The addition, along with incompatible replacement front door and vinyl windows, has resulted in a loss of historic integrity.

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

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

4196

5/18 KD

3/21 KD

Phone: 375-5481 Permit No. 90-0090

POST THIS CARD AT OR NEAR FRONT OF BUILDING
CITY OF PACIFIC GROVE
COMMUNITY DEVELOPMENT DEPT.
Building Division
INSPECTION RECORD

Job Address 513 CARMEL
Nature of Work REMO. SPD
Use of Building SFIZ
Owner MANUAL BEITENCOURT
Contractor JOE DE SILVA
Date Issued 3-12-90

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

| | | |
|---------------------|--|--|
| Foundations: | | |
| Setback | | |
| Trench | | |
| Reinforcing | | |
| Foundation Wall and | | |
| Site Work | | |

Pour no concrete until above has been signed

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

Do not pour floor until above has been signed

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

Cover no work until above has been signed

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

5-16-90 Page 136 of 169

No. 90-0090

SEE ATTACHED SHEET
6-497-08
PHONE

UF
LICENSE NO. 555-4635 551-539
LICENSE NO.

LICENSE NO.

BRANCH

REMOVE

JOB ADDRESS
OWNER
513 Carmel
Beitencourt

| | |
|---------------------------|---|
| PERMIT FEE | |
| Occupancy Group | Division |
| No. of Stories | Max Occ. Load |
| Use Zone | Fire Sprinklers Required <input type="checkbox"/> Yes <input type="checkbox"/> No |
| OFFSTREET PARKING SPACES: | |
| Covered | Uncovered |

4196

Phone: 375-5481 Permit No. 90-0156

POST THIS CARD AT OR NEAR FRONT OF BUILDING

CITY OF PACIFIC GROVE

COMMUNITY DEVELOPMENT DEPT.

Building Division

INSPECTION RECORD

Job Address 513 Carmel
 Nature of Work New SFD
 Use of Building SFD
 Owner Joe Da Silva
 Contractor Owner
 Date Issued 4-12-90

Inspector must sign all spaces pertaining to this job

| INSPECTION | DATE | INSPECTOR |
|--|---------|-------------|
| Foundations: | | |
| Setback | 5-16-90 | [Signature] |
| Trench | 5-16-90 | [Signature] |
| Reinforcing | 5-16-90 | [Signature] |
| Foundation Wall and Setback <u>Block</u> | 5-22-90 | [Signature] |

Pour no concrete until above has been signed

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

Do not pour floor until above has been signed

| | | |
|---|---------|----|
| Rough Electrical | 5-25-90 | 04 |
| Rough Plumbing | 5-25-90 | 04 |
| Rough Gas Piping | | |
| Rough Heating and Ventilation (Above must be signed prior to framing inspection) | 5-25-90 | 04 |
| Framing <u>Upper Floor</u> | 5-25-90 | 04 |

Cover no work until above has been signed

| | | |
|------------------------------------|----------|-------------|
| Lath and Plaster (Interior) | | |
| Lath <u>Stemmed Lath</u> | 8-20-90 | [Signature] |
| Scratch Coat | | |
| Brown Coat | | |
| Finish Coat <u>INSULATION</u> | 6-29-90 | [Signature] |
| Wallboard | 6-7-90 | [Signature] |
| Lath and Plaster (Exterior) | | |
| Lath | | |
| Scratch Coat | | |
| Brown Coat | | |
| Finish Coat | | |
| Miscellaneous | | |
| Roofing | | |
| Sewer | | |
| Sidewalks | | |
| Electrical Underground <u>SVC</u> | 9-14-90 | [Signature] |
| Fireplace | 8-27-90 | [Signature] |
| Driveways | | |
| Electrical Final | | |
| Plumbing Final | | |
| Gas Piping Final | | |
| Heating and Ventilation Final | | |
| Life Safety Items Final | 10-10-90 | [Signature] |

Final Inspection
Occupancy Granted

4/13 KD

No. 90-0156

SEE ATTACHED SHEET(S)

PHONE

655-4635

LICENSE NO.

551-539

LICENSE NO.

LICENSE NO.

BRANCH

REMOVE

1087

PERMIT FEE

| | | | |
|-----------------|-----|--------------------------|--|
| Occupancy Group | | Division | |
| No. of Stories | 2 | Max Occ. Load | |
| Use Zone | R-1 | Fire Sprinklers Required | <input type="checkbox"/> Yes <input type="checkbox"/> No |

OFFSTREET PARKING SPACES:

Covered 2 Uncovered

| Required | Received | Not Required |
|----------|----------------|--------------|
| | B. [Signature] | |

JOB ADDRESS
513 Carmel
OWNER
Da Silva

5-18-90 9/4 TEMP. E.L. S.V.C.

Handwritten notes and stamps at the bottom right of the page, including a large 'STOP' stamp and various dates and times.



Property Owner JOE DA SILVA
 Applicant JOE DA SILVA
 Applicant's Address 919 PETVA LANE P.O Phone 655-4635

I, the undersigned, under penalty of perjury, depose and say that I am the applicant for this request, that the owner of [redacted] statements are true and correct

2-12-90
Date

8. *ARB 3-13-90* The Board considered Architectural Approval Application No. 1406-90 for a proposed new single-family dwelling to replace an existing single-family dwelling at 513 Carmel Avenue.

Joe DaSilva, property owner, presented the application.

During discussion the Board noted that the proposed site plan does not retain an existing mature cypress tree which is located on the southern part of the site, near the front. Staff reported the City Landscape Technician and Site Plan Review Committee's

4. The Board considered Architectural Approval Application No. 1406-90 for a proposed new single-family dwelling to replace an existing single-family dwelling at 513 Carmel Avenue.

Joe DaSilva, property owner, presented the revised plan which retains the existing cypress tree.

On a motion by Sloan, seconded by Muniz, the Board voted 5 - 0 to approve the project, with the owner having the option to use white painted aluminum windows or wood windows.

Applicant: Joe DaSilva.
Applicant: Joe DaSilva.

ARB 3-27-90



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

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, AICP, Senior Planner
MEETING DATE: 07/22/2020
SUBJECT: Removal of 520 10th St. from the Historic Resources Inventory due to loss of historic integrity.
CEQA: Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION

Remove 520 10th St. from the Historic Resources Inventory due to loss of historic integrity.

BACKGROUND

The City's consultant, Page & Turnbull, prepared a DPR form for the property during the course of its citywide HRI survey in 2018. This form (attached) indicates that the original home was built in 1894. City records indicate many permits issued for accessory uses and activities over the years.

DISCUSSION

According to the DPR form, the property has undergone *cumulative alterations, including incompatible stucco cladding, replacement metal windows, and a prominent second-story addition, have resulted in loss of historic integrity.*

Attachments

City records and DPR form

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 520 10th St (APN 006495007000)

P1. Other Identifier: 518 10th St

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

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

c. Address: 520 10th St, Pacific Grove, CA 93950 (APN 006495007000)

d. UTM:

e. Other Locational Data: Latitude, Longitude (Decimal Degrees) 36.6156201273695, -121.914355598195

*P3a. Description:

- Architectural Style(s): Vernacular
- Construction Type: Wood Frame
- Number of Stories: 1.5
- Basement: No
- Garage: Detached
- Roof Type(s): Flat, Gable
- Roof Material(s): Asphalt Shingle
- Wall Material(s): Stucco
- Window Type(s): Sliding
- Window Material(s): Aluminum
- Architectural Features:
- Decorative Details:
- Alterations: Incompatible Addition, Altered Form or Roofline, Replacement Window(s), Replacement Door(s), Replacement Cladding
- 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, 8/29/2018.

*P6. Date Constructed/Age & Sources:

- Prehistoric Protohistoric
 Historic Unknown

1894. Sources: PG HRI Database (6/19/18).

*P7. Owner and Address:

Mendoza Marcel D
1067 Morse Dr
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: 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:

Page 2 of 2 *Resource Name or #: 520 10th St (APN 006495007000)

*Recorded By: Hannah Simonson *Date Recorded: 8/29/2018 Finalized: 10/18/2019

Historic Name: Orr House
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: Cumulative alterations, including incompatible stucco cladding, replacement metal windows, and a prominent second-story addition, have resulted in loss of historic integrity.

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

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

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

*—

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

Application is hereby made for a permit to erect a building on
 Lot No. 20 in Block No. 131 3rd Addition to Pacific
 Grove Retreat Grounds, at No. 570, 10th Street, according to Plans
 and Specifications herewith presented, as follows:

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

| | |
|-----------------------|--------------------------------------|
| Size <u>12x12</u> | Size of flues _____ |
| Stories <u>1</u> | Fireplaces _____ |
| Foundation <u>-</u> | Toilets _____ |
| Basement <u>-</u> | Baths _____ |
| Sides _____ | Outside Finish _____ |
| Roof _____ | Inside Finish _____ |
| Floors _____ | Time necessary to do the work _____ |
| Number of Rooms _____ | Estimated Cost <u>\$ 65 material</u> |
| Chimneys _____ | |

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

Dated Feb. 10 1922

F. J. [Signature]

 Petitioner.

866

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 Construct a Chicken House a building on
 Lot No. 1719 in Block No. 121 Addition to Pacific
 Grove Retreat Grounds, at No. 520, 3rd 10th Street, according to Plans
 and Specifications herewith presented, as follows:

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

Size Size of flues
 Stories Fireplaces
 Foundation Toilets
 Basement Baths
 Sides Outside Finish
 Roof Inside Finish
 Floors Time necessary to do the work 10 days
 Number of Rooms Estimated Cost \$25.00
 Chimneys

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

Dated Dec. 11-1922 Mrs. L. L. Stalter
 Petitioner.

1112

CITY OF PACIFIC GROVE

BUILDING PERMIT

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

Location 520 10th Street
Lot 5 18 + 20 Block 131 Tract Third Add.
Nature of Improvement Build store room Zone _____
No. Rooms 1 Out buildings _____
Dimensions 10 X 14' addition to garage
Set Backs—Front Street in rear Side street _____ Side Yds. 3'
No. Stories 1 Floors concrete
Foundation concrete Roof shingles
Walls board & batt Chimneys _____
Outside Finish _____ Toilets _____
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 William Heblott Builder owner
Estimated Cost \$ 125.00 Date March 26th, 19 47
Fee of \$ 200 Paid _____ Building Inspector _____ Permit No. 2637

CITY OF PACIFIC GROVE

BUILDING PERMIT

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

Location 520 - 10th St. Street _____

Lot 18-20 Block 131 Tract 3rd add.

Nature of Improvement Store room Zone _____

No. Rooms 1 Out buildings _____

Dimensions 10x14 addition to garage

Set Back—Front Street _____ Side Street _____ Side Yds. _____

No. Stories 1 Floors concrete

Foundation concrete Roof shingles

Walls board & Batt Chimneys _____

Outside Finish _____ Toilets _____

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 Wm. Nettlett Builder add #360

Estimated Cost \$ 125⁰⁰ Date 3-26, 1947

Fee of \$ _____ Paid _____ Building Inspector _____ Permit No. 2637

CITY OF PACIFIC GROVE

Building Permit

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

Location 520 107th Street _____
Lot 7 Block 415 Tract 3RD ADD
Nature of Improvement 10000 sq ft - 1150 sq ft - 1150 sq ft Zone _____
No. Rooms _____ Out Buildings _____
Dimensions _____
Set Back—Front Street _____ Side Street _____ Side Yards _____
No. Stories _____ Floors _____
Foundation _____ Roof _____
Walls _____ Chimneys _____
Outside Finish _____ Toilets _____
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 ANDREW THOMAS Builder HEINZ MORSTROM

Estimated Cost \$ 2000 Date October 7, 1955

Fee of \$ 9.00 Paid _____ Building Inspector

No 3598

CITY OF PACIFIC GROVE

Building Permit

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

Location 530-10th Street _____
Lot _____ Block _____ Tract _____
Nature of Improvement Car Port + Wash Room Zone _____
No. Rooms _____ Out Buildings _____
Dimensions 16'6" x 40'
Set Back—Front Street Expanding Side Street _____ Side Yards _____
No. Stories 1 Floors Concrete
Foundation Concrete Roof Concrete
Walls Frame Chimneys _____
Outside Finish Stucco Toilets _____
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 A. J. Thompson Builder Owner
Estimated Cost \$ 11800 Date Feb 4, 1942
Fee of \$ 900 Paid _____
Building Inspector [Signature] No. 2819 †

CITY OF PACIFIC GROVE

BUILDING PERMIT

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

Location 520 10th Street

Lot 5 18 + 20 Block 131 Tract Third Add.

Nature of Improvement Build store room Zone _____

No. Rooms 1 Out buildings _____

Dimensions 10 X 14' addition to garage

Set Backs—Front Sreet in rear Side stre — Side Yds. 3'

No. Stories 1 Floors concrete

Foundation concrete Roof shingles

Walls board + batt Chimneys —

Outside Finish — Toilets —

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 William Neblett Builder owner

Estimated Cost \$ 125.00 Date March 26th, 19 47

Fee of \$ 2.00 Paid _____ Building Inspector E. R. Irvine Permit No. 2637

CITY OF PACIFIC GROVE

BUILDING PERMIT

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

Location 520 - 10th Street
Lot 18-20 Block 131 Tract Shred
Nature of Improvement Conc. Fdn. Remodel Roof & Siding over exterior Zone _____
No. Rooms _____ Out buildings _____
Dimensions Existing
Set Backs—Front Street _____ Side Street _____ Side Yds. _____
No. Stories _____ Floors _____
Foundation Conc. Roof Shingle
Walls _____ Chimneys _____
Outside Finish Siding over Buds. Toilets _____
Inside Finish _____ Remarks _____

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

Owner Bill Neblett Builder Goodale Bros.
Estimated Cost \$ 650.00 Date April 3, 1939
Fee of \$ 2.00 Paid E. James Permit No. 1405
BUILDING INSPECTOR

CITY OF PACIFIC GROVE

BUILDING PERMIT

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

Location 520 10th St. Street

Lot 20 Block 131 Tract

Nature of Improvement stucco house ZONE

No. Rooms Out Buildings

Dimensions

Set Backs—Front St. Side St. Side Yds.

No. Stories Floors

Foundation Roof

Walls Chimneys

Outside Finish Toilets

Inside Finish Remarks

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

Owner Wm. Niblett Builder owner

Estimated Cost \$ 150⁰⁰ Date Mar 3, 1931

Fee of 2⁰⁰ Paid Building Inspector [Signature] Permit No. 526

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

pet. 006-495-007

©©

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

Application is hereby made for a permit to *erect* a building on
Lot No. *20* in Block No. *131* *3rd* Addition to Pacific
Grove Retreat Grounds, at No. *520*, *10th ST* Street, according to Plans
and Specifications herewith presented, as follows:

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

Size Size of flues
Stories Fireplaces
Foundation Toilets
Basement Baths
Sides Outside Finish
Roof Inside Finish
Floors Time necessary to do the work
Number of Rooms Estimated Cost *1500*
Chimneys

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

Dated *Aug. 21 1922* *Mrs F. L. Stalter*

Petitioner. 1042

Statter

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 *Construct* a building on Lot No. *18-20* in Block No. *131* *3rd* Addition to Pacific Grove Retreat Grounds, at No. *520*, *10th* Street, according to Plans and Specifications herewith presented, as follows:
(Note: If plans and specifications have been prepared a copy of same must be filed with the City Clerk with this petition).

| | | | |
|-----------------|----------------------------|-------------------------------|------------------------|
| Size | <u><i>10x12</i></u> | Size of flues | _____ |
| Stories | <u><i>1</i></u> | Fireplaces | _____ |
| Foundation | <u><i>aw.</i></u> | Toilets | _____ |
| Basement | _____ | Baths | _____ |
| Sides | <u><i>Rough Boards</i></u> | Outside Finish | _____ |
| Roof | <u><i>Tin paper</i></u> | Inside Finish | _____ |
| Floors | <u><i>out</i></u> | Time necessary to do the work | <u><i>10 days</i></u> |
| Number of Rooms | <u><i>1</i></u> | Estimated Cost | <u><i>\$ 17.00</i></u> |
| Chimneys | _____ | | |

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

Dated *Feb. 20 1918* _____ *Dell Dawson*
Petitioner.

321



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

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM: Alyson Hunter, AICP, Senior Planner
MEETING DATE: 07/22/2020
SUBJECT: Initial Historic Screening for 855 Bayview Ave.
CEQA: Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION

Staff recommends that the Historic Resources Committee find that, through this Initial Historic Screening, a determination of ineligibility for the Historic Resources Inventory cannot be made at this time.

BACKGROUND

City records (attached) indicate that the house was built in 1928.

DISCUSSION

Aerial and street view photos, as well as a pedestrian reconnaissance, indicate that the residence retains most of its original features including windows, front door, roofing style, and plaster siding. It does not appear that the residence has been altered. Additional information would be needed to make a determination of eligibility for the HRI.

Attachments

Property records



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

Initial Historic Screening Determination

Address: 855 Bayview Ave. APN: 006-133-004

Owner: PG Bayview LLC Applicant: Matt Tanzi

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the July 22, 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/cdd

Initial Historic Screening Report

| | |
|---------------------------------|-------------------------|
| Address: 855 Bayview Ave | APN: 006-133-004 |
| Block: 309 | Lot: 4 |

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

Sanborn Maps: No Records: 1888: 1892: 1897:

1905: 1914: 1926: 1962:

Building Permit History:

| Permit No. | Permit Date: | Scope of Work: | Owner: | Builder: |
|-------------------|---------------------|-----------------------|---------------|-------------------------|
| 1725 | 1/8/1958 | TV Antenna | Hall | Warner |
| Permit No. | Permit Date: | Scope of Work: | Owner: | Builder: |
| 01-0756 | 12/20/2001 | Re-roof | Duvall | Williams Roofing |
| Permit No. | Permit Date: | Scope of Work: | Owner: | Builder: |
| | | | | |

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

Add. Acres Lot 4 Block 309 Owner Del C. Tumbleson

| Sketch of Lot | Year | Real Estate | Improvements | Personal Property | Exemption | TOTAL |
|---------------|------|-------------|--------------|-------------------|-----------|-------|
| | 1931 | 485 | 1940 | 100 | | 2525 |
| | 1932 | 485 | 1940 | 100 | | 2525 |
| | 1933 | 390 | 1860 | 100 | | 2350 |
| | 1934 | 390 | 1860 | 100 | | 2350 |
| | 1935 | 390 | 1860 | 100 | | 2350 |
| | 1936 | 390 | 1680 | 100 | | 2170 |
| | 1937 | 390 | 1680 | 100 | | 2170 |
| | 1938 | 390 | 1680 | 100 | | 2170 |
| | 1939 | 390 | 1680 | 100 | | 2170 |
| | 1940 | 390 | 1680 | 100 | | 2170 |

District Bayview & CC #27 Asst. No. 50 Original Amt. \$ _____ Int. _____ %

| Year | 1931 | 1932 | 1933 | 1934 | 1935 | 1936 | 1937 | 1938 | 1939 | 1940 |
|-----------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Principal | 30.50 | 30.50 | 30.50 | 30.50 | 30.50 | 30.50 | 30.50 | 30.50 | 30.49 | 30.49 |
| Interest | 21.87 | 16.47 | 14.64 | 12.81 | 10.98 | 9.15 | 7.32 | 5.49 | 3.66 | 1.83 |
| TOTAL | 52.37 | 46.97 | 45.14 | 43.31 | 41.48 | 39.65 | 37.82 | 35.99 | 34.15 | 32.32 |

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

| Year | | | | | | | | | | |
|-----------|--|--|--|--|--|--|--|--|--|--|
| Principal | | | | | | | | | | |
| Interest | | | | | | | | | | |
| TOTAL | | | | | | | | | | |

Add. Acres 6-133-4 Lot 4 Block 309 Owner Wm & Mary S. Duffell

| Sketch of Lot | Year | Real Estate | Improvements | Personal Prop. | Exemption | TOTAL |
|--|------|-------------|--------------|----------------|-----------|-------|
| Owned by E. C. Tumbleson 1928 Built in 1928 | 1941 | 390 | 1680 | 100 | | 2170 |
| | 1942 | 390 | 1680 | 100 | | 2170 |
| | 1943 | 390 | 1680 | 100 | | 2170 |
| | 1944 | 390 | 1800 | 100 | | 2290 |
| | 1945 | 390 | 1800 | 100 | | 2290 |
| | 1946 | 390 | 1800 | 100 | | 2290 |
| | 1947 | 540 | 1920 | 120 | | 2580 |
| | 1948 | 540 | 1920 | 120 | | 2580 |
| | 1949 | 540 | 1920 | 120 | | 2580 |
| | 1950 | 540 | 1920 | 120 | | 2580 |
| | 1951 | 540 | 1920 | 120 | | 2580 |
| | 1952 | 540 | 1920 | 120 | | 2580 |

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

| Year | | | | | | | | | |
|-----------|--|--|--|--|--|--|--|--|--|
| Principal | | | | | | | | | |
| Interest | | | | | | | | | |
| TOTAL | | | | | | | | | |

6-133-4

CITY OF PACIFIC GROVE

LOT 4

BLOCK 309

ADD. PACIFIC GROVE ACRES

| DATE | OWNER | ADDRESS |
|----------|--|--|
| | Delmer C. Tumbleson | 612 Parkin St. Monterey 855 Bay View Ave., Pacific Grove <i>1st Nat Bank Bldg.</i> |
| 8/16/44. | Floyd E. & Pearl M. Moir | % 1st. Nat. Bank. City |
| 4/25/46 | Ed. & Floence Tavares | 855 Bayview Ave. City |
| 3/10/48 | A.C. & Oda Sherman | |
| 2/28/51 | Samuel L. & Frances B. Stewart | |
| 0/7/55 | Mary K. Hines | |
| 10/16/57 | Mayy E. Hall | |
| 7-11-64 | <i>7/22/64</i> Robert H. & Carolyn H. Parsons | |

6-133-4

CITY OF PACIFIC GROVE

LOT 4

BLOCK 309

ADD. Pacific Grove Acres

| DATE | OWNER | ADDRESS |
|---------|------------------------------|---------|
| 3-21-67 | Willima M. & Mary Sue DuVall | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

BLOCK 309

N. Bay View Ave
E. Cedar St
S. Lighthouse Ave
W. Alder St

PACIFIC GROVE ACRES
W T MOORE MAP

| | | | |
|------|--|-----------------------|-------|
| ✓ A. | Conference Claimants Endowment Board of Calif. Annual Conference of M. E. Church | 864 Lighthouse | .125 |
| ✓ B. | " | 868 Lighthouse | .187 |
| ✓ C. | " | 874 Lighthouse | .187 |
| ✓ D. | " | 852 Lighthouse | .125 |
| ✓ E. | Marguerite Fay Allison & Phillip Leonard Allison | 832 L H 2-23-26 | .147 |
| ✓ F. | D M P Co or L H Johnson | 835 Bay View | .254 |
| ✓ G. | Gordon E & Anna Spotswood | 10-8-23 | .247 |
| ✓ H. | J & Louise Schroeder | 881 Bay View | .257 |
| ✓ I. | D M P Co (D E Tumbleson) | 9-21-27 | .355 |
| ✓ J. | Milroy Gresham Lee | 12-14-22 841 Bay View | .244 |
| ✓ K. | George J Fortier | | .353 |
| ✓ L. | Frederick Thomas & Genevieve May Cope | 6-30-24 851 Bay View | .234 |
| ✓ M. | D M P Co or Mrs. E L Tuttle | | |
| ✓ O. | D M P Co or Philip Allison | | .029 |
| ✓ P. | Lucy B Freeman | 10-9-26 192 Alder | .243 |
| ✓ Q. | B A & Henrietta G Lee | | |
| | D M P Co | | 1.009 |

Block 309. P G ACRES

SUMMARY OF APPRAISED LAND AND BUILDING VALUATIONS
 EQUALIZATION OF ASSESSED VALUES — CITY OF PACIFIC GROVE, CALIFORNIA

AUTHORIZED BY CONTRACT WITH CITY COUNCIL, DECEMBER 17, 1927

TRACT NAME Pacific Grove Acres BLOCK NO. 309

| LOT NO. | NAME OF OWNER | APPRAISED 1928 | | ASSESSED 1928-1929 | |
|----------------|--|----------------|-------|--------------------|-------|
| | | LAND | IMPS. | LAND | IMPS. |
| A | Conf Claim Endow Bd of Calif (M E Church) | 950 | 2160 | | |
| B | Conf Claim Endow Fund | 1440 | 1920 | | |
| C | Conf Claim Endow Bd | 1440 | 2110 | | |
| D | Conf Claim Endow Bd | 950 | 1790 | | |
| E | Margaret & P L Allison | 1180 | 4480 | | |
| F | D M P Co or L H Johnson | 860 | 2790 | | |
| G | Gordon E & Anna Spottswood | 790 | | | |
| H | J & Louise Schroeder | 870 | 2340 | | |
| I | E C Tumbleson | 2910 | 3880 | | |
| J | Milroy Gresham Lee | 830 | 3410 | | |
| K | George J Fortier | 1290 | 4830 | | |
| L | Frederick Thomas & Genevieve May Cope | 790 | 3990 | | |
| N | D M P Co or Mrs E L Tuttle | 2030 | | | |
| O | D M P Co or Phillip Allison | 240 | | | |
| P | Lucy B Freeman | 490 | 3660 | | |
| Q | B A & Harriet G Lee | 970 | | | |
| Rest of blk | D M P Co | 4850 | | | |



TOTALS
 Page 162 of 169

27880 27360

CITY OF PACIFIC GROVE

Building Permit

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

Location 855- Bayview Street _____
Lot _____ Block _____ Tract _____
Nature of Improvement T.V.A. Zone _____
No. Rooms _____ Out Buildings _____
Dimensions 40' above roof
Set Back—Front Street _____ Side Street _____ Side Yds. _____
No. Stories _____ Floors _____
Foundation _____ Roof _____
Walls _____ Chimneys _____
Outside Finish _____ Toilets _____
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 John Hall Builder Warner
Estimated Cost \$ 75.00 Date 1/8, 1958
Fee of \$ 1.00 Paid _____
Building Inspector asaga No 1725

648-3183

APPLICATION FOR BUILDING PERMIT

CITY OF PACIFIC GROVE

ASSESSOR'S NO. 006-133-04

No. 01-0756

Applicant to complete numbered spaces which apply

| | | | | | | |
|--|--|--|--|--------------|---------------------------|-------------|
| JOB ADDRESS 1 855 Bayview P. Grove | | | OWNER | MAIL ADDRESS | ZIP | PHONE |
| 2 Mr. William Lee Vall P.O. Box 328 P. Grove 93950 375-2384 | | | CONTRACTOR | MAIL ADDRESS | PHONE | LICENSE NO. |
| 3 Williams Roofing Co. 1125 Commercial Pkwy 375-3890 373575 | | | ARCHITECT OR DESIGNER | MAIL ADDRESS | PHONE | LICENSE NO. |
| 4 | | | ENGINEER | MAIL ADDRESS | PHONE | LICENSE NO. |
| 5 | | | USE OF BUILDING | | | |
| 6 SFD | | | 7 Class of work: <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE <input checked="" type="checkbox"/> Repair | | | |
| 8 Describe work: R+R 25 yr Comp no change in pitch. no change in pitch | | | 9 Change of use from N/A | | | |
| Change of use to N/A | | | 10 Valuation of work: \$ 6047 | | | |
| SPECIAL CONDITIONS | | | PLAN CHECK FEE | | PERMIT FEE | |
| not on NREL 12/20/01 | | | NA 12/20/01 | | 229.05 + 12/20/01 | |
| APPLICATION ACCEPTED BY | | | PLANS CHECKED BY | | APPROVED FOR ISSUANCE BY | |
| 12/20/01 | | | NA 12/20/01 | | 12/20/01 | |
| NOTICE | | | Type of Const. | | Occupancy Group | |
| THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. | | | Size of Bldg. (Total) Sq. Ft. 1900 | | No. of Stories 1 | |
| SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE) | | | Fire Zone | | Use Zone | |
| SIGNATURE OF OWNER (IF OWNER BUILDER) (DATE) | | | No. of Dwelling Units | | OFFSTREET PARKING SPACES: | |
| | | | Special Approvals | | Required | |
| | | | ZONING | | Received | |
| | | | HEALTH DEPT. | | Not Required | |
| | | | FIRE DEPT. | | | |
| | | | SOIL REPORT | | | |
| | | | VARIANCE NO. | | | |
| | | | ARCHITECTURAL APPROVAL NO. | | | |
| | | | USE PERMIT NO. | | | |
| | | | COASTAL | | | |
| | | | TREE | | | |

LICENSED CONTRACTORS DECLARATION

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

License Class C-39 License Number 373575

Contractor Williams Roofing Co.

OWNER-BUILDER DECLARATION

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

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

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

Applicant Date

You will be contacted by MRWPCA Source Control Division

229.05

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

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

CONSTRUCTION LENDING AGENCY

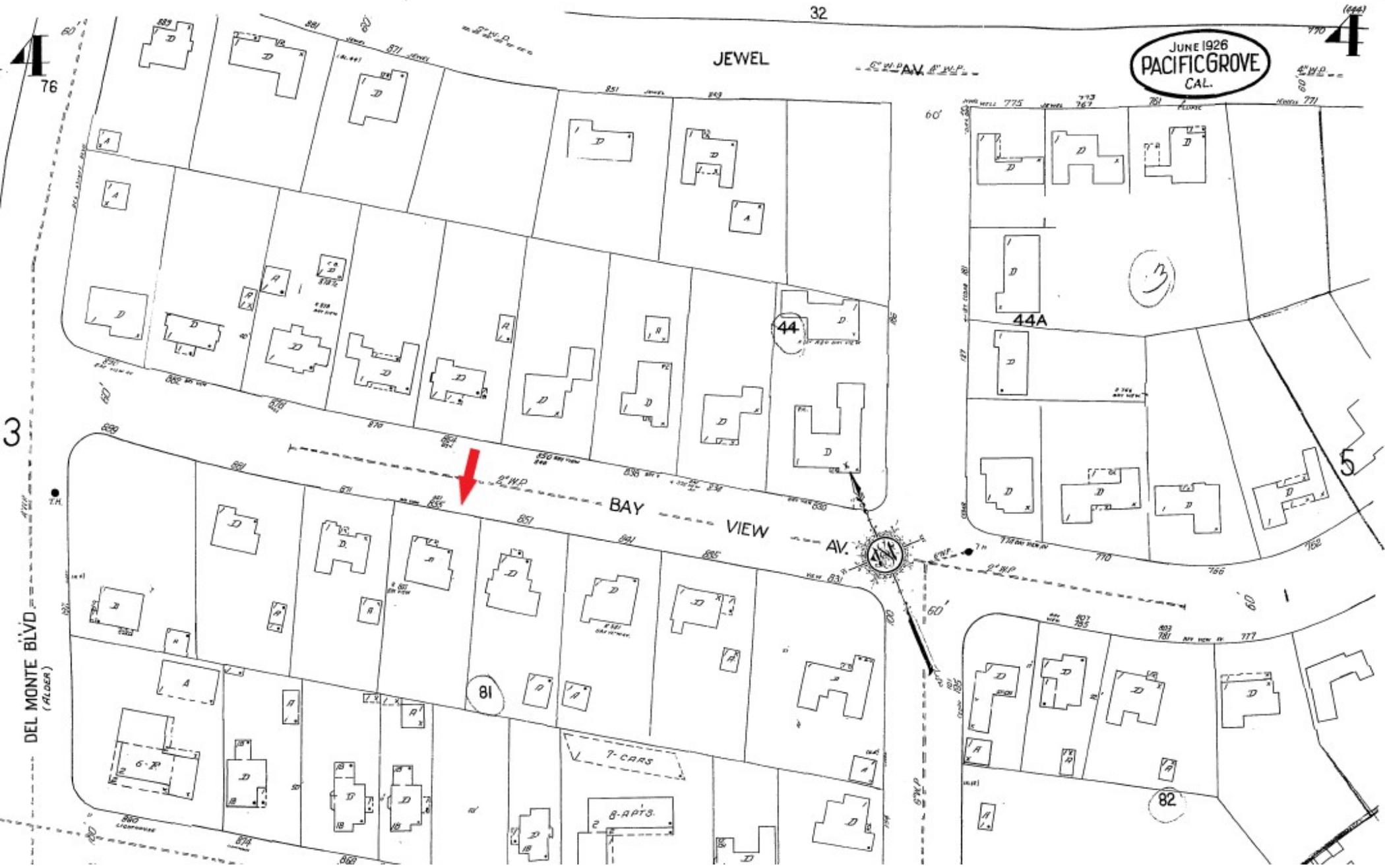
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name

Lender's Address

| | |
|-----------|--------|
| VALUATION | |
| 6047 | |
| FEES | |
| PERMIT | 228.45 |
| PLAN CHK. | |
| SMIP. | .60 |
| SEWER | |
| DEPOSIT | |
| TOTAL | 229.05 |

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



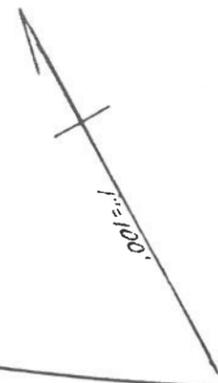
JUNE 1926
PACIFIC GROVE
CAL.

JEWEL

BAY VIEW AV.

DEL MONTE BLVD.
(ALDER)

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



09

JEWELL

DRIVE

17 1/2 MILE BL

BAYVIEW

LIGHTHOUSE
34

FAIRWAY HOMES TRACT BLKS 307 & 308A
PACIFIC GROVE ACRES BLKS 307, 309 & 310

MONTE (ALDER) BLVD

DEL

AVE

AVE

AVE

ST

CEDAR

14

31





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

AGENDA REPORT

TO: Chair Sawyer and Members of the Historic Resources Committee
FROM:
MEETING DATE: 07/22/2020
SUBJECT: A brief presentation on the Secretary of the Interior's Standards regarding Additions.
CEQA: Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION

Receive a brief presentation by Vice Chair Sheridan on the Secretary of the Interior's Standards regarding Additions.