



CITY OF PACIFIC GROVE COMMUNITY DEVELOPMENT DEPARTMENT

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190
FAX (831) 648-3184

HISTORIC RESOURCES COMMITTEE

AGENDA

Wednesday, March 8, 2006
4:00 p.m.
City Council Chamber
Pacific Grove Civic Center
300 Forest Avenue, Pacific Grove, California

NOTE: The Historic Resources Committee will also meet in a site review session on Wednesday, March 8, 2006, at 12:00 p.m. in the Community Development Department Conference Room, 300 Forest Avenue, Pacific Grove, California. The limited purposes of this session are (1) to visit the site of project(s) listed on this agenda and (2) to allow staff to respond to Committee member inquiries regarding factual aspects of the applications. **THE SITE REVIEW IS AN OPEN MEETING. MEMBERS OF THE PUBLIC MAY ATTEND.** Transportation for members of the public will not be provided to the location(s) of the site visit(s).

Committee Members: Darlene Billstrom (Chairperson), Ken Hinshaw, Pete Houser, Michael Puckett, Rebecca Riddell (Vacancies: Two)

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES**
 - Minutes of the February 8, 2006 site review meeting (no meeting held)
 - Minutes of the February 8, 2006 regular meeting.
- 3. COMMENTS FROM THE PUBLIC**

(Comments from the audience will not receive Committee action. Comments may concern matters either on or not on the agenda, but must deal with matters

subject to the jurisdiction of the Historic Resources Committee. Comments will be limited to three minutes.)

4. ITEMS TO BE CONTINUED OR WITHDRAWN

5. CONSENT AGENDA

6. REGULAR AGENDA

6.A A PUBLIC HEARING TO DETERMINE WHETHER TO INITIATE THE PROCESS AND TO DETERMINE WHETHER THE PROPERTY AT 139 18TH STREET SHOULD BE ADDED TO THE CITY'S HISTORIC RESOURCES INVENTORY (Staff: Rideout)

6.B RECEIVE AND DISCUSS HISTORIC PRESERVATION ORDINANCE REVISION SUBCOMMITTEE REPORT (Billstrom)

6.C RECEIVE AND DISCUSS HISTORIC PRESERVATION PUBLIC INFORMATION SUBCOMMITTEE REPORT (Billstrom)

7. REPORTS OF OTHER COMMITTEES

8. REPORTS OF COMMITTEE MEMBERS

Committee members may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the members may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning a City matter or direct staff to place a request to agendize a matter of business on a future agenda (G.C. 54954.2).

9. REPORTS FROM STAFF

10. AGENDA FORECAST

11. ADJOURNMENT

Note: Please note that Section 65009(B)(2) of the California Government Code provides that legal challenges to the City's action on projects may be limited to only those issues raised in testimony during the public hearing process.

Any materials relating to the items on this agenda are available for review at the Pacific Grove City Hall, Community Development Department, 300 Forest Avenue, Pacific Grove, California. If you have any questions about these items, please call the Community Development Department at (831) 648-3190.

The City of Pacific Grove does not discriminate against individuals with disabilities and meetings are held in accessible facilities. The Pacific Grove Civic Center is an accessible facility. A limited number of devices are available to assist those who are hearing impaired. If you would like to use one of these devices, please contact the Community Development Department Secretary at (831) 648-3190.

**CITY OF PACIFIC GROVE
HISTORIC RESOURCES COMMITTEE**

SITE REVIEW MEETING MINUTES

February 8, 2006

12:00 p.m.

Community Development Department Conference Room

Pacific Grove City Hall

- The Site Review meeting was canceled because there were no sites to visit, the Committee members having already visited 809 Maple Street at the November 9, 2005 Site Review Meeting.

CITY OF PACIFIC GROVE
HISTORIC RESOURCES COMMITTEE

MINUTES

February 8, 2006
Tape #06-02
4:00 p.m.
Council Chambers, Pacific Grove City Hall

1. ROLL CALL

Present: Darlene Billstrom, Janet Cohen, Ken Hinshaw, Pete Houser,
Michael Puckett, Rebecca Riddell

Absent: None

Vacancies: One

Staff: Barbara Nelson, Senior Planner

2. APPROVAL OF MINUTES

On a motion by Puckett-Hinshaw, the Committee voted 6-0 to **approve the minutes of the January 11, 2006 meeting.**

3. COMMENTS FROM THE PUBLIC

None

4. ITEMS TO BE CONTINUED OR WITHDRAWN

None.

5. CONSENT AGENDA

None.

6. REGULAR AGENDA

Committee member Cohen noted that she would step down from the discussion of Item 6.A, 809 Maple Street due to a potential conflict of interest.

6.A A PUBLIC HEARING TO DETERMINE WHETHER TO INITIATE THE PROCESS AND TO DETERMINE WHETHER THE PROPERTY AT 809 MAPLE STREET SHOULD BE

**ADDED TO THE CITY'S HISTORIC RESOURCES
INVENTORY (continued from the November 9, 2005, December
14, 2005, and January 11, 2006 meetings) (Barbara Nelson)**

Chairperson Darlene Billstrom opened the public hearing.

There being no speakers the public hearing was closed.

Committee members made the following comments during deliberation.

Ken Hinshaw – The house is intact as determined by the existing exterior characteristics and footprint noted in the information on file. The property meets the evaluation criteria for inclusion on the Inventory required by Municipal Code Section 23.76.-25 (i).

Pete Houser – Agrees with Ken Hinshaw. The residence is a classic example of the Craftsman style with the exception of the aluminum siding that was added.

On a motion by Puckett-Hinshaw, **the Committee voted 5-0 to initiate the process to add the property to the Historic Resources Inventory.**

On a motion by Hinshaw-Houser, **the Committee voted 5-0 to add the property to the Historic Resources Inventory** finding that the residence on the subject property has retained the integrity of the original design based on visual observation of the present exterior characteristics and review of documents on file (Municipal Code Section 23.76.025 (i)).

Committee member Janet Cohen returned to her seat.

**6.B RECEIVE AND DISCUSS HISTORIC PRESERVATION
ORDINANCE REVISION SUBCOMMITTEE REPORT
(Billstrom)**

Darlene Billstrom reported on the progress of the most recent subcommittee meeting. An issue of concern that has been identified by the subcommittee is the impact of cumulative alterations and substantial additions to historic buildings that diminish or eliminate historic character defining features to such an extent that the buildings would no longer meet the current criteria for inclusion on the Inventory.

Committee members Rebecca Riddell and Ken Hinshaw reported contacts with other jurisdictions to survey regulations and policies used to address this issue.

The subcommittee will continue to identify potential alternatives related to this issue for the Committee to consider including: an optional pre-application review to provide guidance to applicants, development of supplemental design guidelines specific to historic properties, and an incentive program for those projects that comply with the Secretary of the Interior's Standards for Rehabilitation

**6.C RECEIVE AND DISCUSS HISTORIC PRESERVATION
PUBLIC INFORMATION SUBCOMMITTEE REPORT
(Billstrom)**

Michael Puckett reported the progress of the most recent subcommittee meeting. Michael Puckett and Ken Hinshaw will interview local real estate professionals for the purpose of identifying their perceptions of the Historic Resources Inventory. This information will be used to develop public information materials and to determine effective distribution formats.

7. REPORTS OF OTHER COMMITTEES

8. REPORTS OF COMMITTEE MEMBERS

Ken Hinshaw reported:

The Heritage Society of Pacific Grove Inventory Refinement Group has identified the property at 420 La Calle Corte as being potentially eligible for inclusion on the Historic Resources Inventory. The Heritage Society requests that staff agendaize the property for consideration by the Historic Resources Committee as soon as time permits.

The Heritage Society will contact the owners of properties added to the Historic Resources Inventory to welcome them to the Heritage Society and extend an invitation to attend the annual Heritage Society awards program.

9. REPORTS FROM STAFF

None

10. AGENDA FORECAST

Staff reminded the Committee that a Special Meeting of the Historic Resources Committee has been scheduled for February 22, 2006.

11. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:10 p.m.

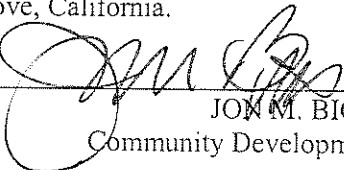
BARBARA NELSON
Secretary

CITY OF PACIFIC GROVE NOTICE OF PUBLIC HEARING

PROPERTY ADDRESS: 139 18th Street
PROPERTY OWNER: Julie Guarnotta
LEGAL DESCRIPTION: Lot 13, Block 50, Pacific Grove Retreat
ZONE DISTRICT: R-3-P.G.R.
GENERAL PLAN DESIGNATION: High Density Residential
ENVIRONMENTAL STATUS: CEQA General Rule Exemption. *State of California Environmental Quality Act Guidelines Section 15061(b)(3)*

WHAT IS BEING CONSIDERED: On **Wednesday, March 8, 2006 at 4:00 p.m.** the City's Historic Resources Committee will hold a public hearing to determine whether the property referenced in this notice should be added to the City's historic resources inventory in accordance with Municipal Code Section 23.76.030(b). The meeting will be held in the Pacific Grove Civic Center, City Council Chambers, 300 Forest Avenue, Pacific Grove, California.

Dated: February 21, 2006



JON M. BIGGS
Community Development Director

NOTE: The Historic Resources Committee will also meet in a site review session on Wednesday, March 8, 2006, at 12:00 p.m. in the Pacific Grove Civic Center, Community Development Department Conference Room, 300 Forest Avenue, Pacific Grove, CA. The limited purposes of the site visit are (1) to visit the site of the projects listed on this meeting's agenda and (2) to allow staff to respond to committee member inquiries regarding factual aspects of the agenda items. **THE SITE REVIEW IS AN OPEN MEETING. MEMBERS OF THE PUBLIC MAY ATTEND.** Members of the public shall not be provided transportation to and from the site.

Should this item be continued at the meeting the chairperson will announce a specific date and time to which the item is being continued. If you are not at the meeting you can find out if an item has been continued by calling the Community Development Department Secretary at (831) 648-3190. If you have any questions about this item, please call Associate Planner Sally Rideout at the Community Development Department (831) 648-3190.

Any decision by the Historic Resources Committee may be appealed to the City Council within ten days of final action. Please note that Section 65009 (b) (2) of the California Government Code provides that legal challenges to the City's action on this project may be limited to only those issues raised in testimony during the public hearing process. The City of Pacific Grove does not discriminate against persons with disabilities. The Pacific Grove Civic Center is an accessible facility. A limited number of devices are available to assist those who are hearing impaired. If you would like to use one of these devices, please contact the Community Development Department Secretary at (831) 648-3190.

This notice may be removed after: March 8, 2006.

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

Date: February 27, 2006
 Completed By: Sally Rideout

PROPERTY DATA	CURRENT OWNER DATA
Street Address: 139 18th Street	Current owner(s): Julie Guarnotta
Assessor's Parcel Number: 006-163-12 Lot: 13 Block: 50 Tract: Pacific Grove Retreat	Mailing Address: 139 18th Street Pacific Grove CA 93950
	Daytime telephone: (415) 336-1234

139 18th Street



RECORDS INFORMATION

Estimated Date of Construction: Circa 1926

Sources referenced (check all that apply):

- 1926 Sanborn Map (penciled in)
- 1928 Building Classification and Computation Worksheet
- DPR 523 Form
- Building permit
- Information from City of Pacific Grove
- Other: Photographs

PRESENT EXTERIOR CHARACTERISTICS

Presence of each is indicated by a check in left column

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

PERMIT HISTORY

Date Issued	Permit #	Description
1-17-88	88-0576	Upgrade electric service
12-21-88	89-0026	Remodel

In accordance with the requirements of Municipal Code Section 23.76.030 (a) *Properties may be added to the historic resources inventory either by initiation of the historic resources committee or by written request of the property owner. The historic resources committee shall determine, following hearing, whether or not the property should be added to the Historic Inventory based on the criteria listed in Section 23.76.025.*

23.76.025 Evaluation Criteria

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

Evidence: None.

- (b) Whether it is the site of a significant event.

Evidence: None

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

Evidence: None

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

Evidence: None

- (e) Whether it is one of the few remaining examples in the city of Pacific Grove possessing distinguishing characteristics of an architectural type or specimen.

Evidence: None

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

Evidence: None

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

Evidence: None

- (h) Whether it has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood.

Evidence: None

- (i) Whether it retains the integrity of the original design.

Evidence: Comparison of the building footprint between early records and a current site plan indicate that the building dimensions were originally 22' x 30', and that the front wall of the building may have been constructed in line with the adjacent residence at 137 18th Street. According to the 1926 Sanborn Fire Insurance Map and a 1928 Building Classification and Computation Record (BCCR), the building was under construction in 1926, but may have been completed in early 1927. The BCCR describes the building's exterior features as rustic siding, gable roof shape with uncomplicated ornamentation. These exterior features remain identifiable.

The footprint and roofline features of the residence have been altered; additions to the rear and to the front (including the open porch) of the original building occurred at some point between 1928 and 1959. There are no permits on file that reflect the changes.

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

Evidence: The subject property is located in an area of the City where a number of historic properties are present, however, since the building has been substantially altered over time, it does not contribute substantially to the historic character of the street (see item k).

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

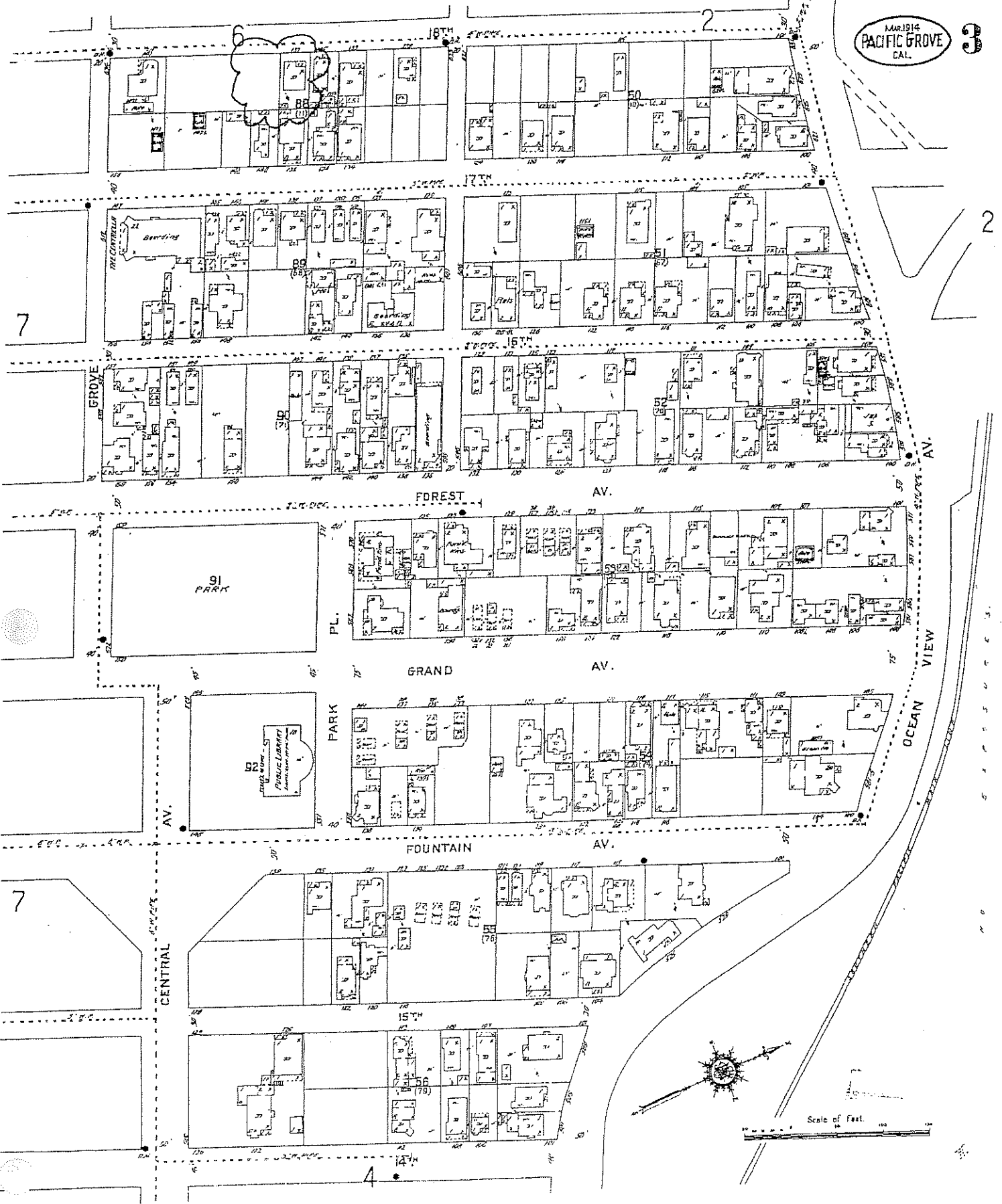
Evidence: The subject property is located in one of the oldest neighborhoods of the City, where a large number of historic properties are concentrated. Thirteen historic properties (18 parcels total) are present on 18th Street between Union Street and Central Avenue. These properties contribute to a well-defined pattern of roof shapes and consistent building placement along the street. Despite having been altered in the past, the subject property exhibits architectural elements that neither detract from nor contribute to the historic character of the neighborhood in the immediate vicinity of the site.

Determination

Based on the criteria and evidence cited above, the historic resources committee made the following determination at a public hearing held March 8, 2006;

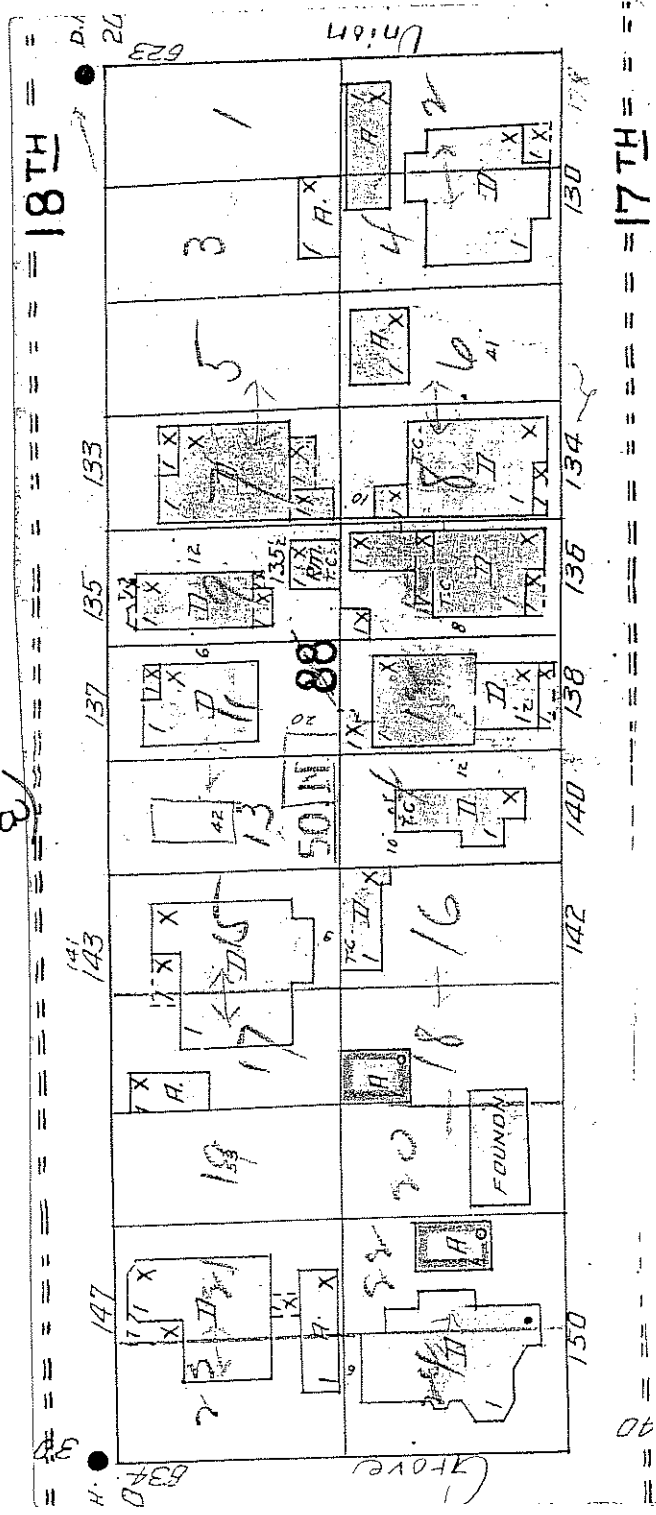
The property at 139 18th Street [shall, shall not] be added to the City of Pacific Grove historic resources inventory.

MAR. 1914
PACIFIC GROVE
CAL.



1914 SANBORN MAP

137 18TH
 139 18TH
 RIDGE CONSTRUCTION



1926
 SANBORN MAP

*NOTE ARROW BETWEEN LOTS

BUILDING CLASSIFICATION AND COMPUTATION RECORD

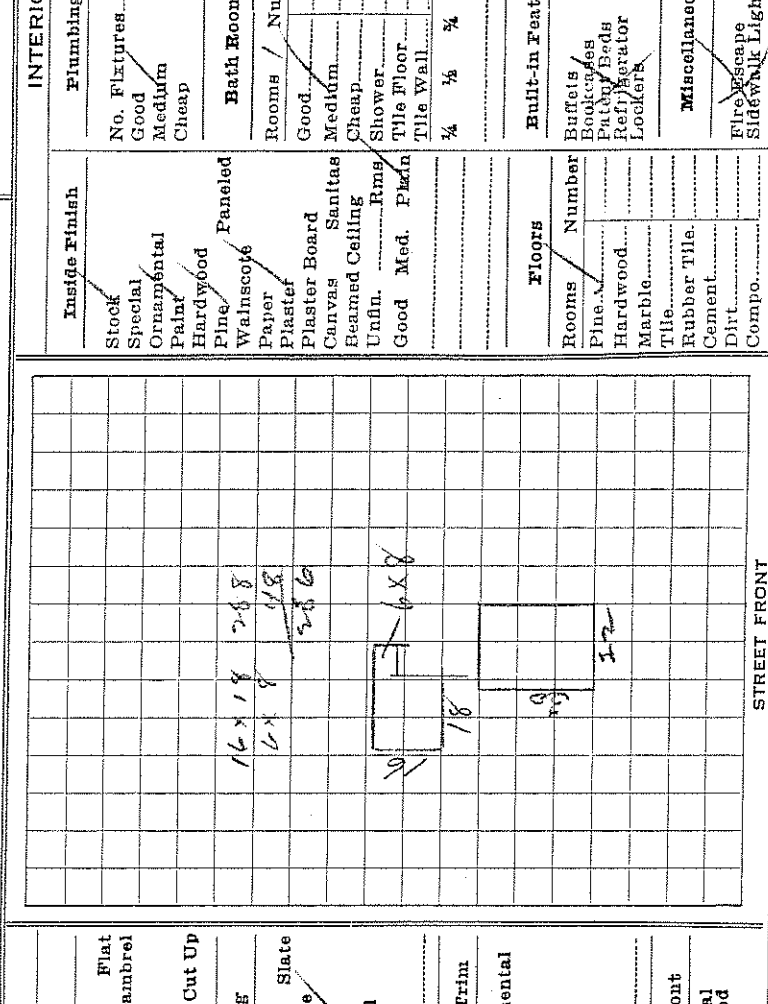
REVALUATION OF LAND AND IMPROVEMENTS—CITY OF PACIFIC GROVE, 1928-29.

Authorized by City Council, City of Pacific Grove

VALUATION RECORD

REAL ESTATE \$
 IMPROVEMENTS \$ 2070
 FILED BY *[Signature]* DATE
 PRICED BY *[Signature]* DATE 3-1-28

Block 50 N Lot 13
 Owner *Alfred Ede Gammann*
 No. 129-18th or Ave. St. Class: 1, 2, 3, 4



EXTERIOR DESCRIPTION		Roof
Use — Commercial	Construction	Gable Flat Gambrel
Stores	Wood Frame	Hip Mansard
Offices	Steel Frame	Domers
Apartments	Reinfd. Concrete	Plain
Theatre	Masonry	Cut Up
Hotel	Rms.	Roofing
Loft	Whse.	Tile
Garage	Cars	Asbestos Tile
Hospital	Rms.	Shingles
School	Bank	Composition
		Tar & Gravel
		Metal
Dwellings	Art Stone	Exterior Trim
Stores	Plaster on Lath	Plain Ornamental
Rooms	Shingles	Tile
Family	Rustic Siding	Wood
Residence	Re-Saw. Siding	Masonry
Flats	Board & Batten	Metal
Apartments	Cor. Iron	Plastic
Rooming House		Store Front
	Foundation	Plate in Metal
Out Buildings	Deep	Plate in Wood
Garage	Masonry	Sheet Glass
Shed	Piles	
Poultry House	Wood	

EXTERIOR DESCRIPTION	Roof	Roofing	Store Front	Plate in Metal	Plate in Wood	Sheet Glass
(A) 22 x 30	X	=	660	cu-ft. @ \$ 3.00	1980	
(B)	X	X		sq. ft. @ \$		
(C)	X	X		cu. ft. @ \$		
(D)	X	X		cu. ft. @ \$		
	X	X		sq. ft. @ \$		
Basem't	X	X		cu. ft. @ \$		
Garage	X	X	240	sq. ft. @ \$ 75	180	
Extras						
HEIGHT:..... FT.			Replacement Total	\$ 2160	\$ 2070	TOTAL VALUE

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Garage	X	X	240	sq. ft. @ \$ 75	180	
Extras						
HEIGHT:..... FT.			Replacement Total	\$ 2160	\$ 2070	TOTAL VALUE

Agenda Item No. 6A
 Historic Resources Committee

