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CITY OF PACIFIC GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
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HISTORIC RESOURCES COMMITTEE

AGENDA

Wednesday, July 12, 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, July 12, 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, Fran Horvath, Pete Houser, Michael Puckett, Rebecca Riddell (Vacancies: One)

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
 - Minutes of the June 14, 2006 site review meeting;
 - Minutes of the June 14, 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 **ITEMS TO BE CONTINUED OR WITHDRAWN**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 149 MONTEREY AVENUE SHOULD BE ADDED TO THE CITY'S HISTORIC RESOURCES INVENTORY (Staff: Barbara Nelson)**
 - 6.B **RECEIVE PRESENTATION REGARDING PACIFIC GROVE'S HISTORIC RESOURCES (Barbara Nelson)**
 - 6.C **RECEIVE AND DISCUSS HISTORIC PRESERVATION ORDINANCE REVISION SUBCOMMITTEE REPORT (Darlene Billstrom)**
 - 6.D **RECEIVE AND DISCUSS HISTORIC PRESERVATION PUBLIC INFORMATION SUBCOMMITTEE REPORT (Darlene 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.

This serves as written notice that Pacific Grove Municipal Code Section 1.20.010 incorporates Section 1094.6 of the Code of Civil Procedure of the State of California and provides a ninety-day limitation for judicial review of any final administrative decision by the council, or any board, commissioner, or officer of the city.

**CITY OF PACIFIC GROVE
HISTORIC RESOURCES COMMITTEE**

SITE REVIEW MEETING MINUTES

June 14, 2006
12:00 p.m.
Community Development Department Conference Room
Pacific Grove City Hall

Committee Members Present: Darlene Billstrom, Ken Hinshaw, Pete Houser,
Fran Horvath, Michael Puckett, Rebecca Riddell

Committee Members Absent: None

Vacancy: One

Staff: Barbara Nelson, Senior Planner

Committee members visited the following sites that are the subjects of regular agenda items scheduled for public hearing at today's meeting.

- 464 Laurel Avenue

This serves as written notice that Pacific Grove Municipal Code Section 1.20.010 incorporates Section 1094.6 of the Code of Civil Procedure of the State of California and provides a ninety-day limitation for judicial review of any final administrative decision by the council, or any board, commissioner, or officer of the city.

CITY OF PACIFIC GROVE
HISTORIC RESOURCES COMMITTEE

MINUTES

June 14, 2006
Tape #06-03
4:00 p.m.
Council Chambers, Pacific Grove City Hall

1. ROLL CALL

Present: Darlene Billstrom, Ken Hinshaw, Fran Horvath, Pete Houser,
Michael Puckett, Rebecca Riddell

Absent: None

Vacancies: One

Staff: Barbara Nelson, Senior Planner

2. APPROVAL OF MINUTES

On a motion by Pete Houser-Fran Horvath the Committee voted 6-0 to approve the minutes of the May 10, 2006 site review and regular meetings.

3. COMMENTS FROM THE PUBLIC

None

4. ITEMS TO BE CONTINUED OR WITHDRAWN

None.

5. CONSENT AGENDA

None.

6. REGULAR AGENDA

Michael Puckett stepped down prior to consideration of item 6.A. due to a conflict of interest.

6.A A PUBLIC HEARING TO DETERMINE WHETHER TO INITIATE THE PROCESS AND TO DETERMINE WHETHER THE PROPERTY AT 464 LAUREL AVENUE SHOULD BE ADDED TO THE CITY'S HISTORIC RESOURCES INVENTORY (Staff: Barbara Nelson)

Senior Planner Barbara Nelson summarized the agenda packet materials for this item.

Chairperson Darlene Billstrom opened the public hearing.

Dennis Milliorn, property owner, was present.

There being no speakers the public hearing was closed.

Committee members made the following comments during deliberation.

Ken Hinshaw – The original house has been completely engulfed by the additions. The property should not be on the Inventory.

Rebecca Riddell – Agrees with the comments by Ken Hinshaw.

Fran Horvath – Agrees with the comments by Ken Hinshaw, regarding the absence of original exterior features.

Darlene Billstrom – Agrees with the comments by other Committee members.

On a motion by Pete Houser-Fran Horvath, **the Committee voted 5-0 not to initiate the process to add the property to the Historic Resources Inventory and not to add the property to the Historic Resources Inventory** because the property does not meet any of the evaluation criteria as required by Municipal Code Section 23.76.030.

Michael Puckett returned to his seat.

6.B RECEIVE PRESENTATION AND DISCUSS THE NATIONAL TRUST FOR HISTORIC PRESERVATION'S "WHAT EVERY BOARD MEMBER NEEDS TO KNOW: AN INTRODUCTION TO HISTORIC PRESERVATION" (Barbara Nelson)

The Committee viewed and discussed the presentation. The Committee requested that staff prepare a brief summary of tax incentive programs available for historic properties and requested that the historic preservation presentation for Pacific Grove's historic resources be scheduled for the next meeting.

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

Darlene Billstrom reported that the subcommittee has not met since the last Historic Resources Committee meeting. Additional information regarding the progress of proposed ordinance revisions will be presented at a future meeting.

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

Subcommittee members Michael Puckett, Fran Horvath, and Ken Hinshaw reported regarding a recent meeting with the Jones Group, a Pacific Grove real estate firm, regarding development of historic preservation information materials for realtors.

7. REPORTS OF OTHER COMMITTEES

None

8. REPORTS OF COMMITTEE MEMBERS

Michael Puckett expressed appreciation for the recent Economics of Preservation forum sponsored by the Association of Monterey Area Preservationists, Heritage Society of Pacific Grove, City of Pacific Grove and City of Monterey.

9. REPORTS FROM STAFF

The Community Development Department is currently completing its investigations of demolition activities at 275 Spruce Avenue and 156 13th Street. Committee members will receive copies of the each of the investigation reports.

Staff reported regarding the recent Council action to adopt the City budget.

10. AGENDA FORECAST

Staff informed the Committee that there will be one public hearing item scheduled for the July meeting.

11. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:00 p.m.

BARBARA NELSON
Secretary

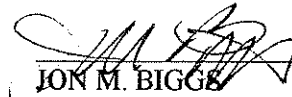
This serves as written notice that Pacific Grove Municipal Code Section 1.20.010 incorporates Section 1094.6 of the Code of Civil Procedure of the State of California and provides a ninety-day limitation for judicial review of any final administrative decision by the council, or any board, commissioner, or officer of the city.

CITY OF PACIFIC GROVE NOTICE OF PUBLIC HEARING

PROPERTY ADDRESS: 149 Monterey Avenue
PROPERTY OWNERS: Robert and Margie Shields
LEGAL DESCRIPTION: Lot 3, Block 26, Pacific Grove Retreat ,
ZONE DISTRICT: R-3-PGR
**GENERAL PLAN
DESIGNATION:** High Density Residential
**ENVIRONMENTAL
STATUS:** CEQA General Rule Exemption. *State of California
California Environmental Quality Act Section 15061 (b) (3)*

WHAT IS BEING

CONSIDERED: On Wednesday, July 12, 2006 at 4:00 p.m. the City's Historic Resources Committee will consider initiating the process and holding 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. The meeting will be held in the City Council Chambers, Pacific Grove Civic Center, 300 Forest Avenue, Pacific Grove, California.



JON M. BIGGE
Community Development Director

Dated: June 21, 2006

NOTE: The Historic Resources Committee will also meet in a site review session on Wednesday, July 12, 2006 at 12:00 p.m. in the Community Development Department Conference Room, 300 Forest Avenue. 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 Senior Planner Barbara Nelson 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 Community Development Department Conference Room 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: July 12, 2006

11 Ridgecrest Terrace
San Mateo, CA 94402
June 9, 2006

Barbara Nelson, Senior Planner
Community Development Department
Planning Division
300 Forest Avenue
Pacific Grove, CA 93950

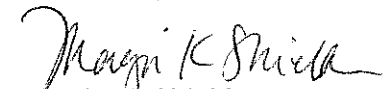
Dear Ms. Nelson:

We are the owners of the property at 149 Monterey Avenue, Pacific Grove, CA 93950. We don't believe our property meets any of the criteria to be included on the Historic Resources Inventory. However, just to be sure, we would like to request a determination of our property's status.

Thanks very much.

Sincerely,


Robert L. Shields


Margie K. Shields

RECEIVED

JUN 12 2006

COMMUNITY DEV. DEPT.

CITY OF PACIFIC GROVE
HISTORIC RESOURCES INVENTORY
ELIGIBILITY WORKSHEET

Date: July 7, 2006
Completed By: Barbara Nelson

PROPERTY DATA	CURRENT OWNER
Assessor's Parcel Number: 006-209-012 Lot: 3 Block : 26 Tract : Pacific Grove Retreat	Current owner:

Records Information

Estimated Date of Construction: Unknown

Sources referenced for eligibility determination

- 1926 Sanborn Map
- 1928 Building Classification and Computation Worksheet
- DPR 523 Form
- Building permits
- Information from the Heritage Society of Pacific Grove
- Other:

Present Exterior Characteristics

Building Type:

- Vernacular
- Gothic Revival
- Italinat
- Queen Anne
- Stick/Eastlake
- Colonial Revival
- Shingle
- Craftsman/Bungalow
- Spanish/Mediterranean Revival
- Pueblo Revival
- American Foursquare
- Prairie Style
- Tudor
- Other

Exterior siding:

- Board & Batt
- Grooved
- Lapped
- Shingle
- Plaster
- Other:

Roof:

- Gable
- Hipped
- Flat
- Gambrel
- Shed
- Mansard
- Wood shake
- Comp shingle
- Tile
- Rolled asphalt
- Slate

Windows:

- Wood
- Steel
- Aluminum
- Vinyl

Permit History

Date Issued	Building Permit Number	Description
November 7, 1941	1859	Building for a room addition at the rear of the residence
October, 1977	02016	Building permit for an unspecified remodel
October 22, 1979	02759	Electrical
December 14, 1979	02816	Electrical
Illegible	02588	Roof sheathing
August 11, 1982	3587	Storage Shed and deck(Architectural Approval No. 622-82)
October 22, 1999	99-0460	Roof

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 deleted 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.

No evidence located.

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

No evidence located.

- (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.

No evidence located.

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

The exterior characteristics (shapes, forms, and materials) of the residence are typical of many residential buildings throughout Pacific Grove. The residence does not represent a particularly good example of an identified architectural style or period.

- (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.

See item (d).

- (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.

No evidence located.

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

No evidence located.

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

The subject property is located mid-block in a residential neighborhood. The property is not in a unique location and there are no singular physical characteristics present on the residence that would present an identifiable, established, and/or familiar visual feature in the neighborhood.

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

No documents have been located that provide information regarding the original exterior features of the residence. The residence has been altered over the years as noted in the summary of permit activity.

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

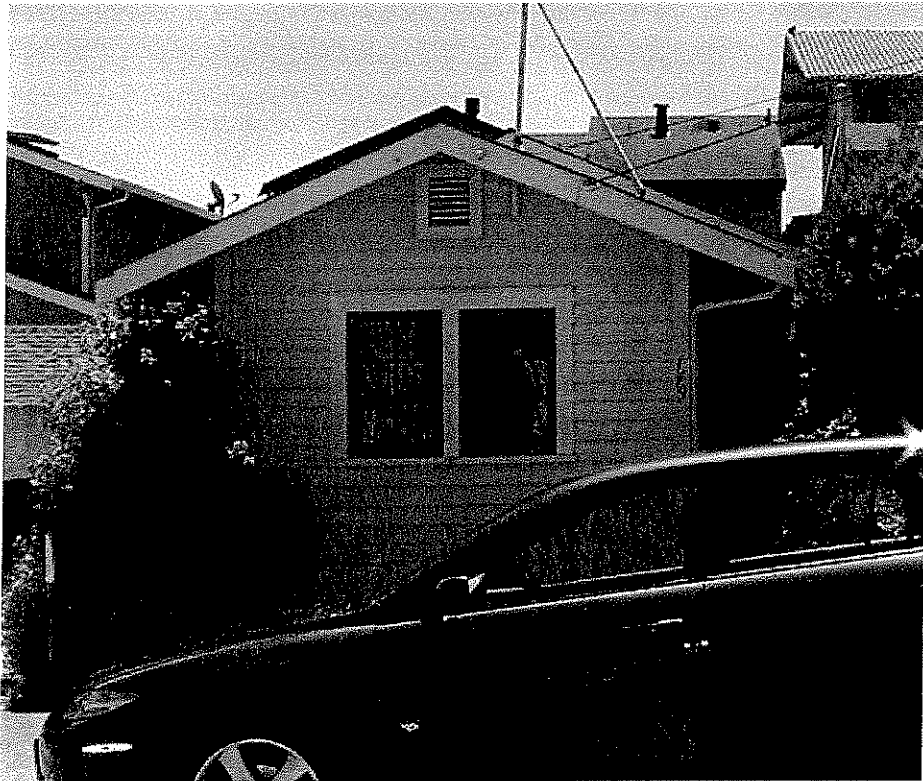
The residence is one of a number of small residences in an established pattern of development along Monterey Avenue.

- (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.

The property is located within the Pacific Grove Retreat which is the oldest developed area of the City and is an area that contains a high concentration of the City's historic resources. There are twelve Assessor's parcels along Monterey Avenue between Lighthouse Avenue and High Street; of those, six are included on the City's Historic Resources Inventory.

Determination

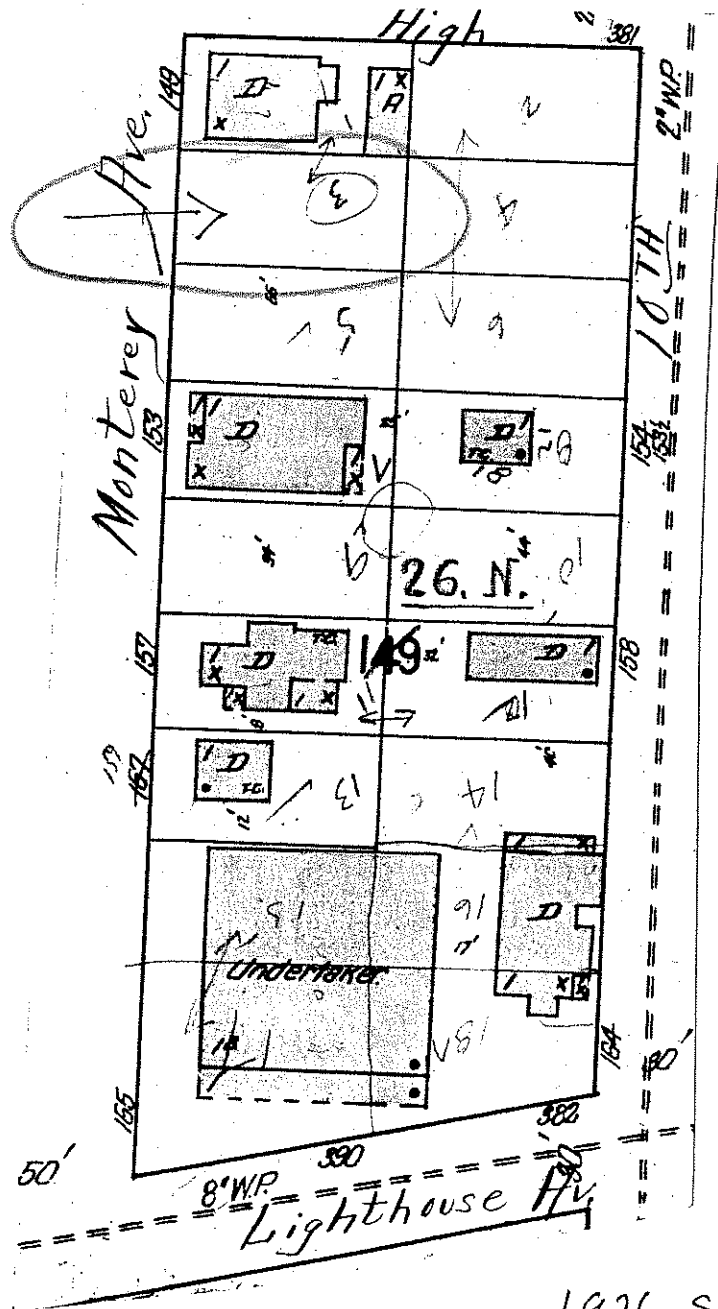
Based on the criteria and evidence cited above, the Historic Resources Committee made the following determination at a public hearing held July 7, 2006: The property at 149 Monterey Avenue, Pacific Grove shall shall not be in the City of Pacific Grove Historic Resources Inventory.



149 MONTEREY AVENUE
JULY 7, 2006



149 MONTEREY AVENUE
JULY 7, 2006



1926 SANBORN