

# CITY OF PACIFIC GROVE NOTICE OF PUBLIC HEARING

**PROPERTY ADDRESS:** 1117 Sinex Avenue  
**PROPERTY OWNERS:** Joe and Maria Da Silva  
**LEGAL DESCRIPTION:** Lot 2, Block 336, Pacific Grove Acres (APN 006-612-009)  
**ZONE DISTRICT:** R-1 B3  
**GENERAL PLAN  
DESIGNATION:** Low Density Residential  
**ENVIRONMENTAL  
STATUS:** CEQA General Rule Exemption. *State of California  
California Environmental Quality Act Guidelines, Section 15061(b)(3)*

**WHAT IS BEING  
CONSIDERED:** On **Wednesday, September 12, 2007, at 4:00 p.m.** the City's Historic Resources Committee will hold a public hearing to consider initiating the process and 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.

Dated: August 28, 2007

  
\_\_\_\_\_  
JON M. BIGGS  
Community Development Director

NOTE: The Historic Resources Committee will also meet in a site review session on Wednesday, September 12, 2007 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 learn if the item has been continued by calling the Community Development Department Secretary at (831) 648-3190. For questions regarding this item, please call Sheila Stains-Ramp, Senior Planner, 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: September 12, 2007.

**CITY OF PACIFIC GROVE  
HISTORIC RESOURCES INVENTORY - ELIGIBILITY WORKSHEET**

**Agenda Item No. 6A**  
*Historic Resources Committee*

Date: 9/4/2007  
Completed By: Sheila Stains-Ramp

PROPERTY ADDRESS	PROPERTY INFORMATION	CURRENT OWNER(S)
1117 Sinex	Assessor's Parcel Number: 006-612-009 Lot: 2 Block: 336 Tract: Pacific Grove Acres	Joe and Marie Da Silva

**BUILDING TYPE**

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

**RECORDS INFORMATION**

- Estimated Date of Construction: 1936-7
- Sources referenced for eligibility determination:
- 1926 Sanborn Map
  - 1928 Building Classification and Computation Worksheet
  - DPR 523 Form
  - Building permits (First one in 1936 +)
  - Information from the Heritage Society of Pacific Grove
  - Other (please explain): 1930 Map of Pacific Grove Acres
  - Hinshaw and Zito 'Walk-around' list (1996)
  - Tax record (improvements first listed in 1937)

EXTERIOR STRUCTURAL CHARACTERISTICS		Original/Historic Structure	Existing Structure
<b>Exterior Siding</b>	Board & Batt	Per building permit	
	Grooved	-	-
	Shiplap	-	-
	Plaster	-	-
	Horizontal	-	-
	Other (please describe)	-	-
<b>Roof Structure</b>	Gable	No information	"Clapboard siding"
	Hipped	-	"Simple gable roofline"
	Flat	-	-
	Gambrel	-	-
	Shed	-	-
	Mansard	-	-
	Other (please describe)	No information	"Covered center entry with square-panel pillars"
<b>Roofing Material</b>	Wood shake	-	-
	Composition shingle	Per building permit	X
	Tile	-	-
	Rolled asphalt	-	-
	Slate	-	-
	Other (please describe)	-	-
<b>Windows</b>	Wood		Front windows appear to be wood
	Steel		

	Aluminum		
	Vinyl		
	Other (please describe)		"paired 9 light casement windows" (in front; 6 light windows on sides)

**PERMIT HISTORY**

Date Issued	Permit Number	Description
8/4/36	1068	4-room, 1-story, 2 bed/1 bath single-family residence, 26' x 32': concrete foundation, pine floors, composite shingle roof, patent flue chimney board and batten outside finish, knotty pine interior finish, \$1850 cost Garage 12' x 22'
9/18/37	1216	12'x'20' storage shed behind garage: concrete piers, frame walls, pine floor, composite shingle roof, rustic outside finish \$175 cost
10/11/02	02 0693	New 125 amp electrical service (permit expired 4/17/03)
7/26/73	Letter from Del Monte Properties	Approval of building plans for residence at this address.

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.*

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

*No evidence to support this being the site of a significant historic or cultural event.*

- (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.

*Deed records show the lot as having been sold to Mary Plahffer (widow) in 1924; she and her husband L. P. Shroeder sold it to Anna McCrary in 1926. Ms McCrary and her husband Fred sold it to Susanna Viercke (widow) in 1931. Ms. Viercke sold the property*

to Henry S and Mary F (also known as Marie F) Davis in 1936. The Davis family held on to the property until Marie followed her husband in death in 1978.

Mr. McCrary is listed in the 1926 City Director as being in 'General Contracting and Building Supplies, Reinforced Concrete Work, Etc, Planning Mill and Yard 420 Fremont, Phone 1111, Monterey, 702 Granite'.

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

*This is a small, straight-forward and unpretentious house on a relatively large lot for Pacific Grove (71.56' x 304.35'). There is no evidence that it is a notable example of either 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.

*A small, straight-forward and unpretentious house, one of many such.*

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

*The architect and builder are unknown.*

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

*No evidence of this simple structure as being 'innovative' in any regard.*

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

*Similar in size to some in the neighborhood; smaller than several.*

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

*Appears – given the lack of building permits and the simple form – to have retained the original design and massing.*

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

*No evidence.*

- (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.

*This lot appears to have been built upon relatively late for the immediate area; it is shown as a vacant parcel when other lots, including the one adjacent to the west, had been developed.*

**DETERMINATION**

Based on the criteria and evidence cited above, the Historic Resources Committee made the following determination at a public hearing held September 12, 2007:

The property at **1117 Sinex Street**, Pacific Grove  shall  shall not be included on the City of Pacific Grove Historic Resources Inventory.

**KNOLL  
DESIGN**

Kent Knoll - *designer*  
p.o. box 3161, Monterey, CA 93942  
phone: 831-373-8509 fax: 831-373-3161  
email: kent@kentknoll.com

Agenda Item No. **6A**  
Historic Resources Committee

**PHOTOGRAPHS OF EXISTING BUILDINGS  
AT  
1117 Sinex Ave., Pacific Grove, CA**

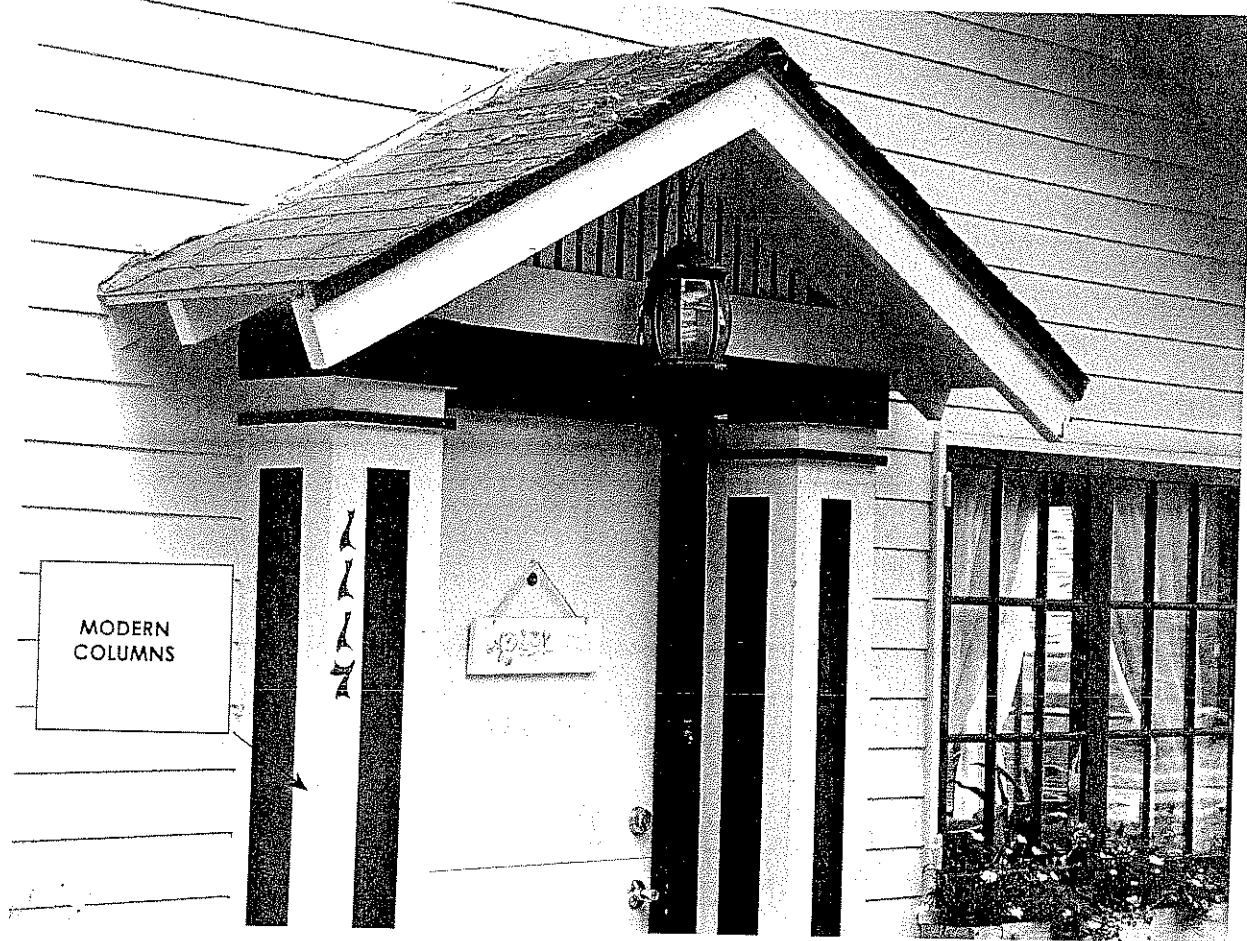
RECEIVED

JUL 27 2007

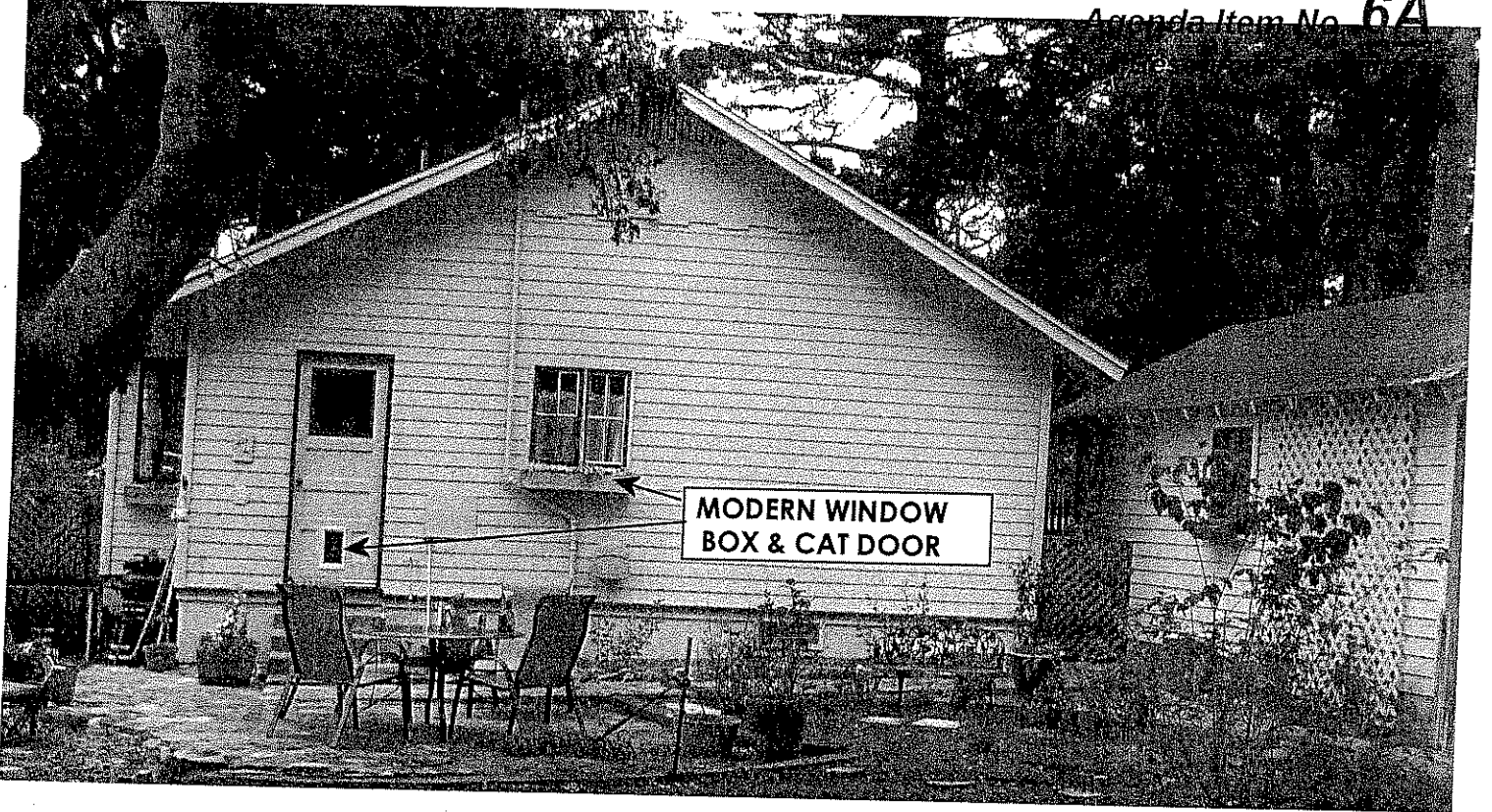
COMMUNITY DEV. DEPT.



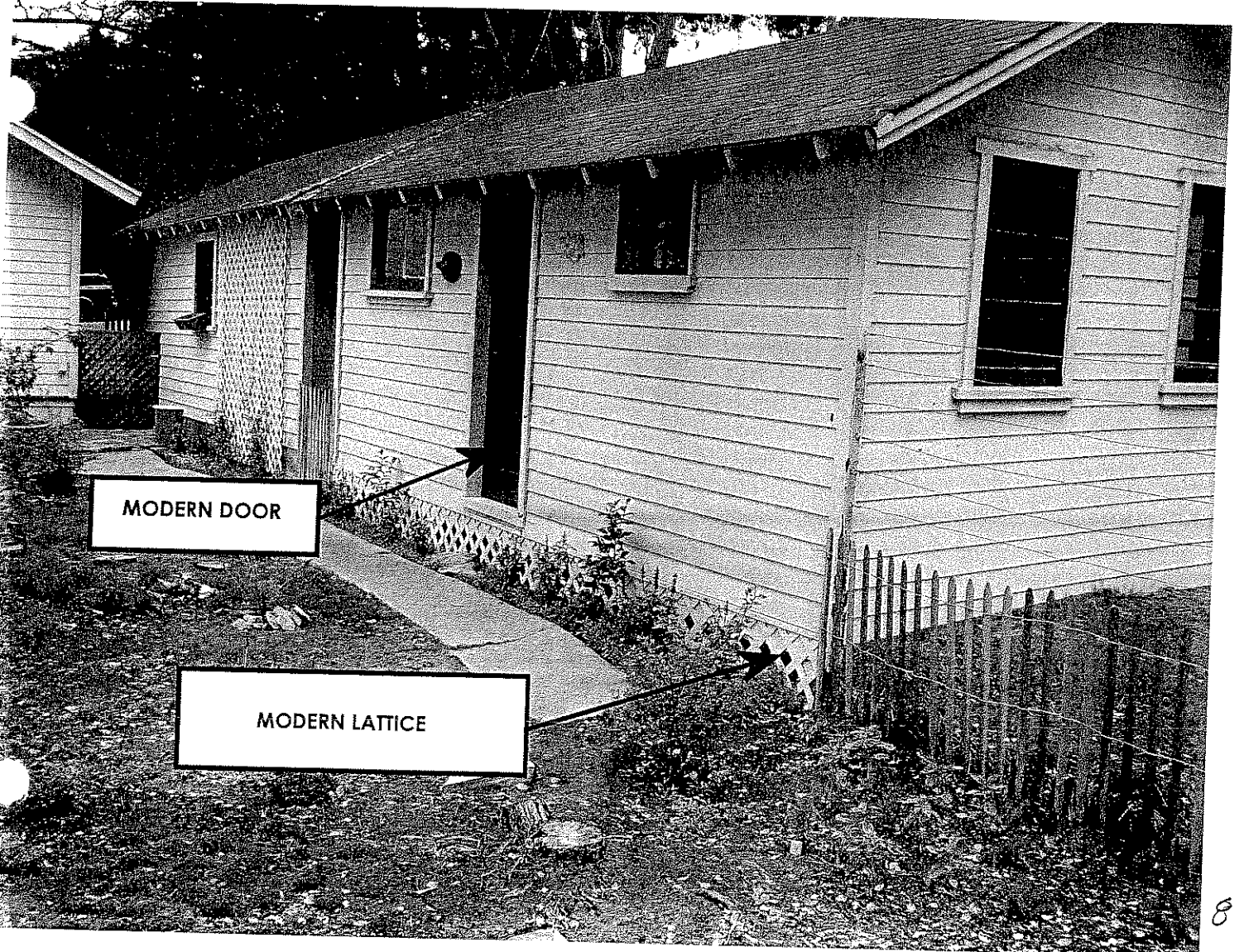
MODERN COLUMNS



MODERN COLUMNS

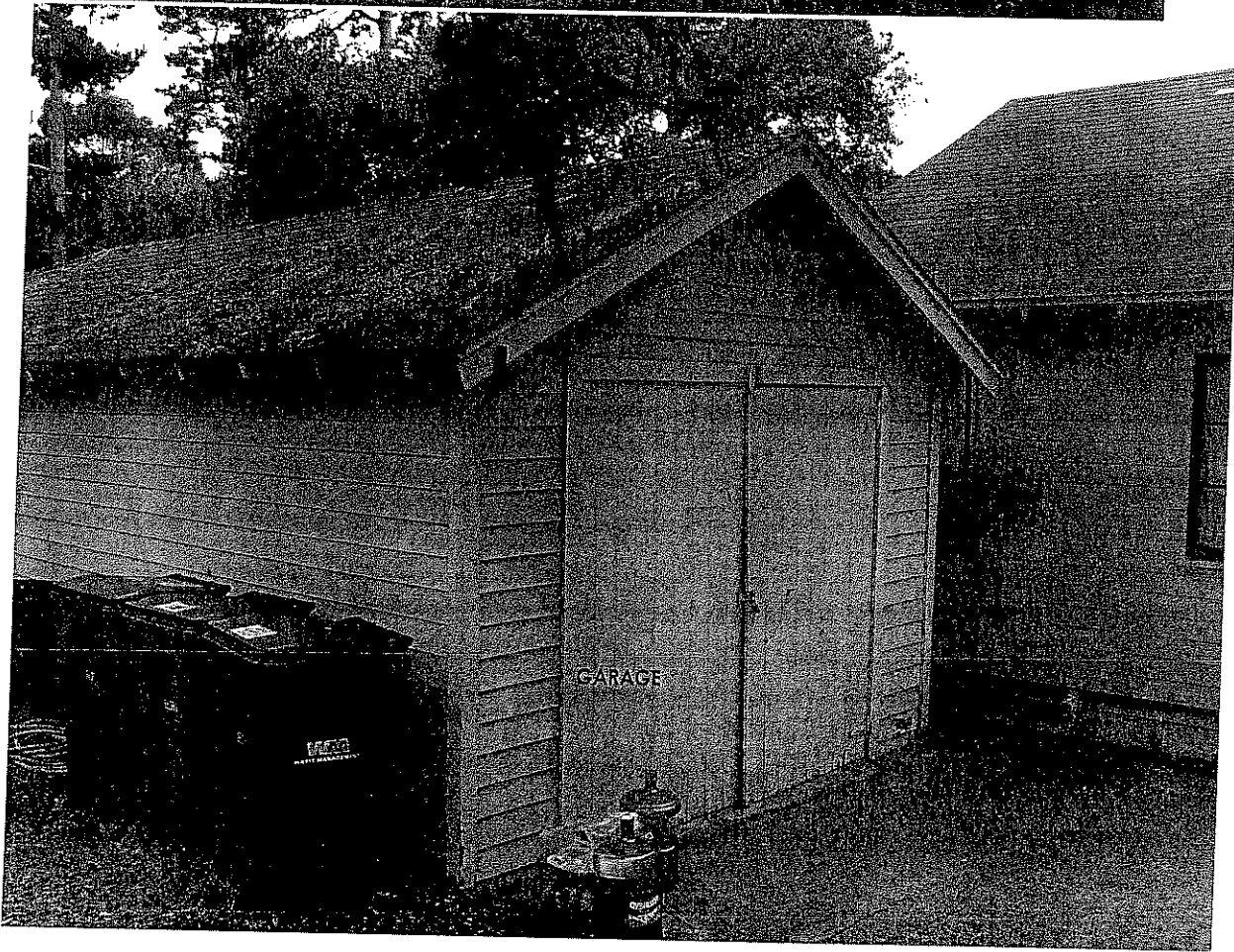
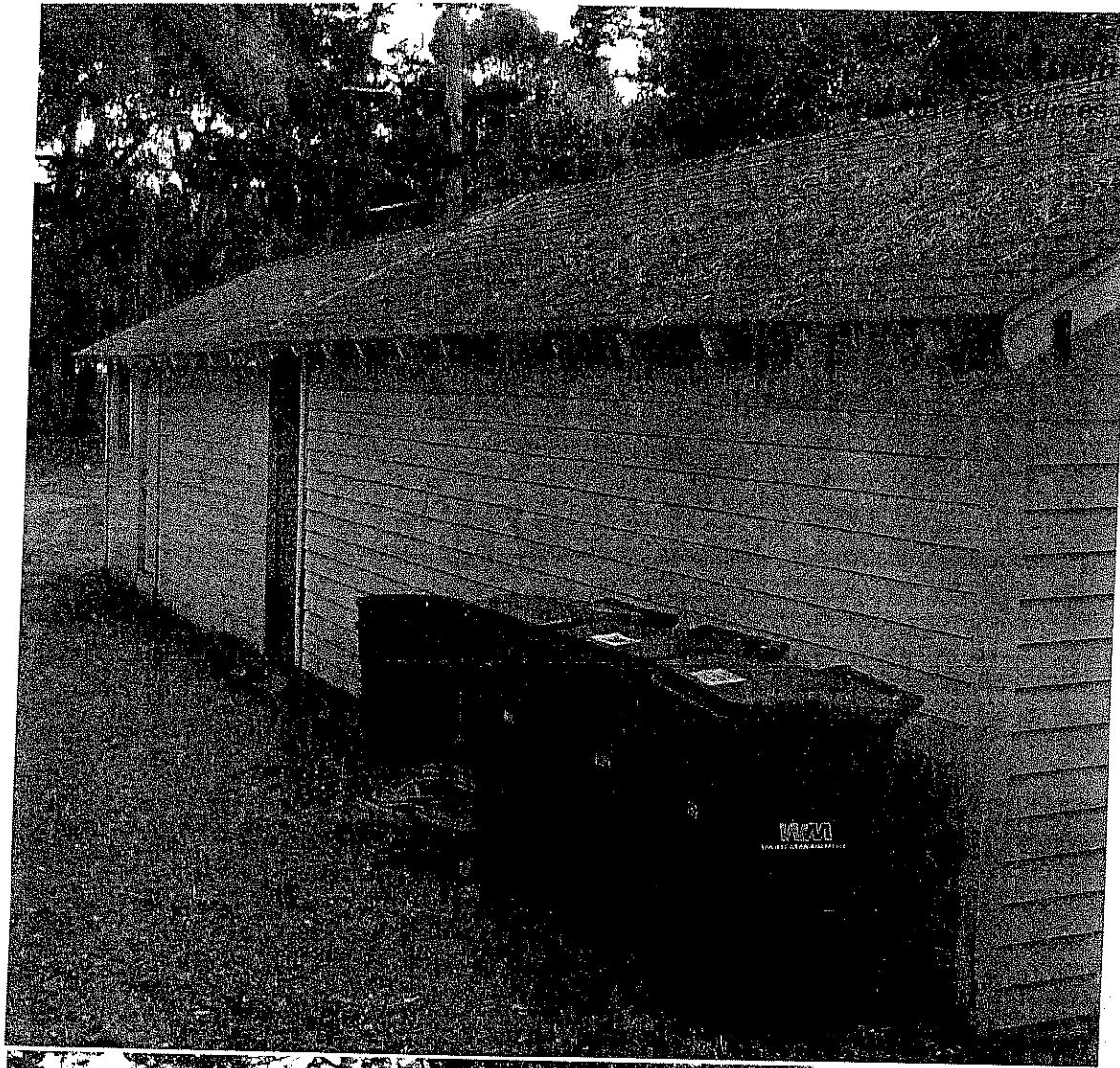


MODERN WINDOW BOX & CAT DOOR



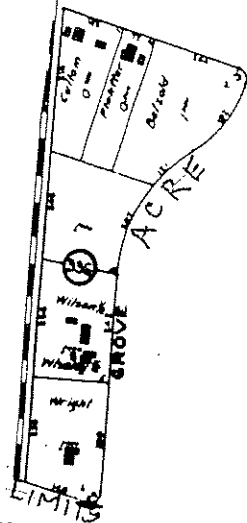
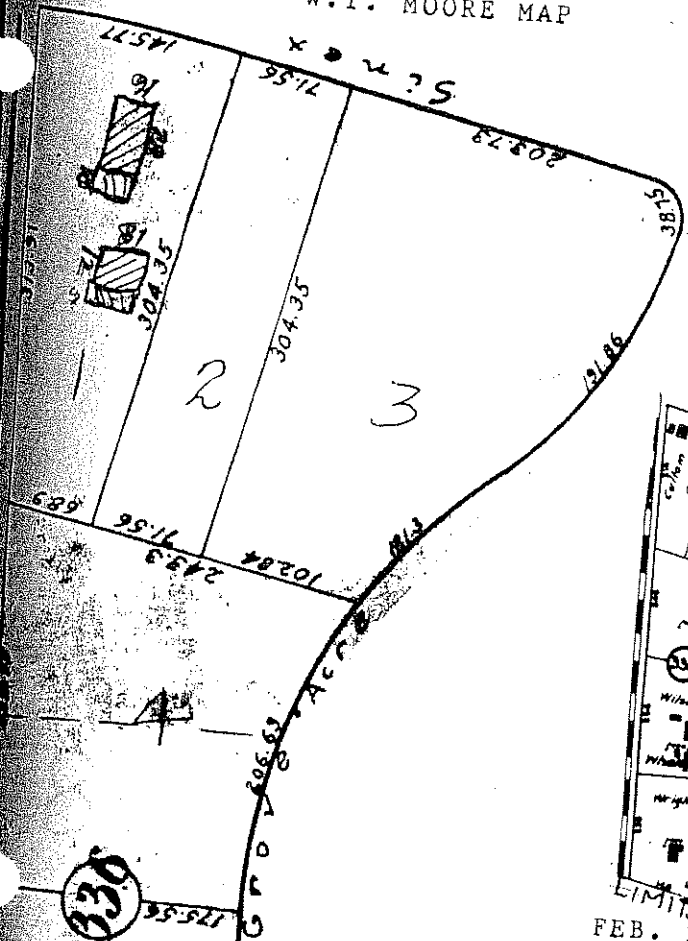
MODERN DOOR

MODERN LATTICE

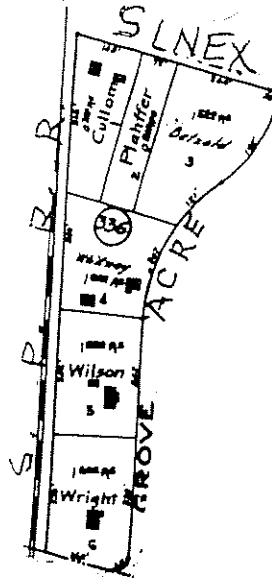


BLOCK 336 [P.G. Historic Resources Committee]  
 N. Sinex Ave.  
 E. Grove Acre Ave.  
 S. CITY LIMITS LINE  
 W. Southern Pacific R.R.

W.T. MOORE MAP



FEB. 1930



JAN. 1926

OWNER  
 GEORGE A. KNIGHT  
 ---CULLOM  
 ANNA McCRARY  
 --- PLAHFFER  
 MARIE ROGALLO  
 BETZOLD  
 JOHN J. & SARAH  
 JOSEPHINE VEAZEY  
 DAVID A. CRAIG  
 ---WHITNEY  
 ISAAC WILSON  
 DANIEL & ANNIE L.  
 GALLAGHER  
 --- WRIGHT

ABSTRACT OF TITLE

LOT	ADDRESS & STREET	DEED	ACREAGE
1	1125 Sinex Ave.	4-7-27	.750 A
1			.750
2		11-12-26	.500
2			.500
3		5-12-26	1.280
4[S½]	852 Grove Acre	11-26-26	.500
4[N½]			
4			1.000
5	842 Grove Acre	5-29-26	1.000
6			1.000
6			1.000

*Use Howard's Base*

Add 6-612-2 Strip 15x243.374j 1117 Sine  
 Lot 2 Block 336 Owner S & Mary T Dove

Sketch of Lot	Year	Real Estate <small>Value</small>	Improvements <small>Value</small>	Personal Prop.	Exemption	TOTAL
	1941	440	1200	100		174
	1942	440	1200	100		174
	1943	440	1200	100		174
	1944	440	1240	60		174
	1945	440	1240	60		174
	1946	440	1240	60		174
	1947	400	1380	60		1840
	1948	400	1380	60		1840
	1949	400	1380	80		1860
	1950	400	1380	80		1860
	1951	400	1380	80		1860
	1952	<del>400</del>	<del>1380</del>	<del>80</del>		<del>1860</del>
	1952	600	1380	80		2060

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

Year.....									
Principal.....									
Interest.....									
TOTAL.....									

6-612-2

strip 15' x 243.3' of 44;

Add. Acres

Lot 2

Block 336

Owner \_\_\_\_\_

Sketch of Lot	Year	Real Estate	Improvements <small>2000</small>	Personal Property	Exemption	TOTAL
	1931	480				4
	1932	480		380		8
	1933	380				3
	1934	380				3
	1935	380				3
	1936	380				3
	1137	380	1110	50		15
	1938	380	1200			11
	1939	380	1200	50		16
	1940	380	1200	50		16

District \_\_\_\_\_ Asst. No. \_\_\_\_\_ Original Amt. \$ \_\_\_\_\_ Int. \_\_\_\_\_

Year										
Principal										
Interest										
TOTAL										

District \_\_\_\_\_ Asst. No. \_\_\_\_\_ Original Amt. \$ \_\_\_\_\_ Int. \_\_\_\_\_

Year										
Principal										
Interest										
TOTAL										