

2018-2019 PACIFIC GROVE
HISTORIC RESOURCES INVENTORY UPDATE
SURVEY REPORT

PACIFIC GROVE, CALIFORNIA
[18052]

PREPARED FOR:
CITY OF PACIFIC GROVE



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

OCTOBER 18, 2019

FINAL

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I. INTRODUCTION

The City of Pacific Grove has long prioritized preserving its architectural heritage. In 1978, a Historic Resources Inventory (HRI) was compiled as the City's official listing of locally-designated historic resources. In 1994, the City of Pacific Grove adopted its first historic preservation ordinance, aimed at protecting and enhancing Pacific Grove's community character and its historic resources (Pacific Grove Municipal Code Chapter 23.76). The City's current General Plan was also adopted in 1994 and includes a chapter dedicated to Historic and Archeological Resources. In order to implement the historic preservation goals, policies, and programs established in the General Plan and Historic Preservation Ordinance, in 2011 the City of Pacific Grove sponsored the *Pacific Grove Historic Context Statement and User Guide*, as well as the *Pacific Grove Preservation Program Considerations*, completed by Page & Turnbull, Inc. The *Pacific Grove Preservation Program Considerations* included a recommendation to update the City's HRI. Page & Turnbull was contracted in 2018 to undertake an HRI Survey Update effort. Approximately 1,280 properties that had been previously identified as historically significant or potentially historically significant were re-evaluated to determine their integrity and eligibility for listing in the updated HRI, as well as the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register).

The survey results are summarized in this *Pacific Grove Historic Resources Inventory Survey Report*, and are documented in a Microsoft Access database and State of California Department of Parks and Recreation (DPR) 523 survey forms.¹ DPR 523 survey forms are included in **Appendix K: 2018-2019 Pacific Grove Historic Resources Survey Update DPR 523 Forms** of this report, and are publicly available on the City of Pacific Grove's website.

A. PROJECT BACKGROUND AND PURPOSE

The Pacific Grove Historic Resources Inventory Survey Update was sponsored by the City of Pacific Grove Planning Department and will be used for the purposes of design review, planning decisions, and the continued development of the City's historic preservation program. The original HRI was established in 1978 and has since served as the City's official listing of locally designated historic resources. Typical of the times, the HRI was primarily compiled by volunteers and local enthusiasts who did not include documented or rigorous methodology in their approach or criteria for inclusion. Much of the field survey work was conducted by members of the Heritage Society of Pacific Grove (Heritage Society), who began working with City staff as early as 1975 to inventory 378 single-family homes, 50 duplexes, and 100 multiple-dwelling properties in Pacific Grove's Retreat district. In 1977, when the City of Pacific Grove received a matching grant from the State Office of Historic Preservation to assist with funding, members of the Heritage Society and City staff coordinated to photograph and document 350 additional homes of historic significance. For this next step, Heritage Society members undertook to identify and evaluate all homes in Pacific Grove that were constructed before or by 1926, which represented properties that would have been older than 50 years at the

¹ A note about terminology: the "Pacific Grove Historic Resources Inventory (HRI)" is a list of properties found to be eligible historic resources during the course of survey field work; the "*Pacific Grove Historic Resources Inventory Survey Update Report*" is the name of this document, which is a report explaining the methodology and results of the survey.

time.² At the recommendation of the Heritage Society, the City updated the HRI to include these pre-1927 buildings. The effort was completed in 1978 and has since served as the city's official inventory.

The City first adopted a historic preservation element as part of its 1987 General Plan. In 1994, the City adopted its current General Plan, which dedicates a chapter to Historic and Archeological Resources and includes the City's first historic preservation ordinance. The City's Historic Resources Committee (HRC) was established as part of the ordinance. The HRI is administered by the City's Historic Preservation Ordinance and the HRC. Since 1994, the HRC has added and deleted properties on a case-by-case basis.

In 2005, the Heritage Society funded a photographic inventory of approximately 1,280 HRI-listed properties. These records are available in the Community Development Department, as well as the Heritage Society archives at Ketcham's Barn. California Department of Parks and Recreation (DPR) 523 forms produced over time for nearly 600 of the approximately 1,280 inventoried properties are also on file with the Community Development Department. Since 1978, the Heritage Society has placed green historic markers on 1,434 homes in Pacific Grove.³ These plaques indicate the year and name of the owner at the time the building was first assessed for tax purposes, and do not necessarily indicate the year of construction. Additionally, some 70 buildings have been recognized with bronze Heritage House medallions.⁴

Prior to Page & Turnbull's 2018-2019 HRI Survey Update effort, the HRI consisted of approximately 1,280 properties. Properties listed on the HRI require design review of any addition or alteration, in accordance with the *Secretary of the Interior's Standards for Rehabilitation*.⁵ Seven of these properties are also currently listed on the National Register of Historic Places and/or California Register of Historical Resources. Since the HRI was established in 1978, many listed structures have changed over time, and some have been demolished. It is the purpose of this project to re-survey the approximately 1,280 individual properties and to provide recommendations for an updated Pacific Grove Historic Resources Inventory. The inventory is a living database and may be added to or amended by Pacific Grove Planning Department staff in the future if additional historic resources are identified or corrections based on verifiable sources of information are communicated. The inventory can be updated with new information from verifiable sources or new evaluations by

² The date 1926 was chosen because the Sanborn Map Company fire insurance maps for that year could be used to confirm the existence of the buildings.

³ This number is accurate as of August 2018, when the Heritage Society of Pacific Grove provided Page & Turnbull with a complete list of Green Plaque addresses.

⁴ The bronze medallions are annually awarded to honor buildings that have been recently restored, added on to, or newly developed in a commendable manner. Plaques are given to best examples of each category: preservation, remodel/addition, commercial, and new construction. However, the Heritage House Awards program is not administered by preservation professionals and is not based on the Secretary of the Interior's Standards or any national, state, or local register designation criteria. Heritage House Awards, accessed November 9, 2018, <https://www.pacificgroveheritage.org/heritage-house-awards/>.

⁵ Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Washington, D.C.: U.S. Department of the Interior, 2017. Accessed November 9, 2018, <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>.

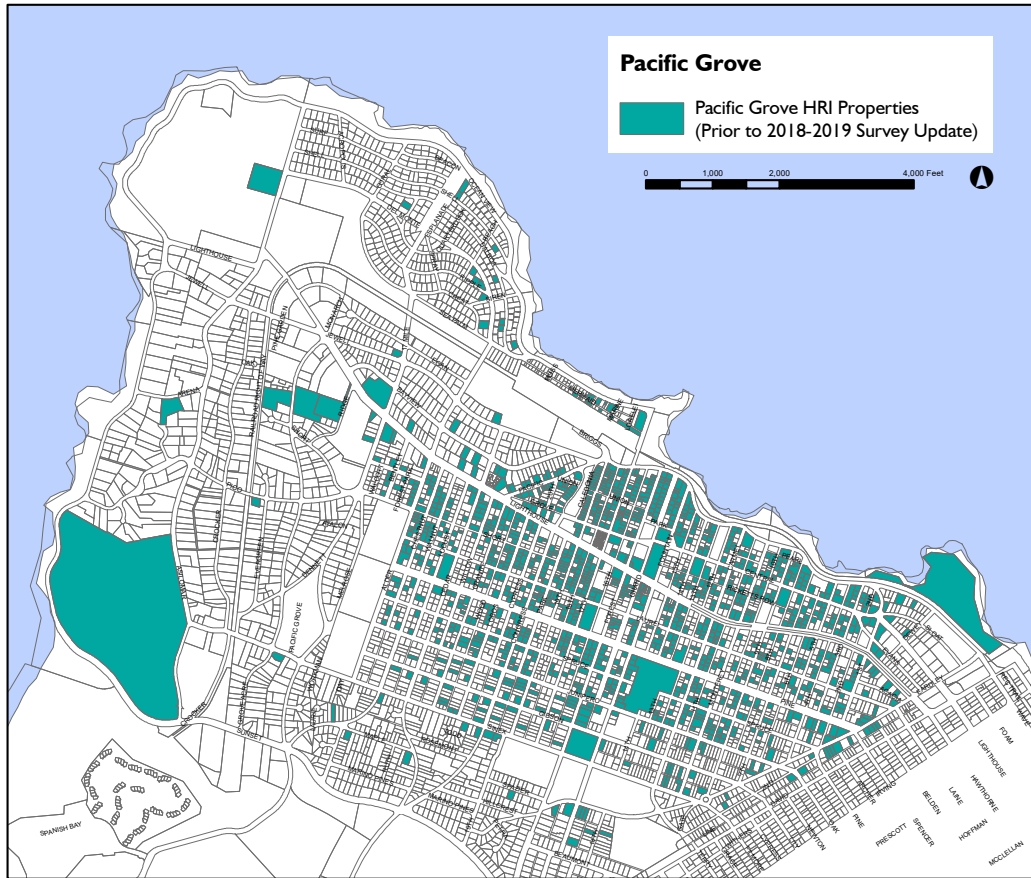
qualified professionals. The updated Pacific Grove Historic Resources Inventory will provide a basis for City of Pacific Grove planning review, particularly as it relates to the California Environmental Quality Act (CEQA). Any property that is currently listed on the Pacific Grove Historic Resources Inventory, or that is listed in, or determined to be eligible, for the listing in the National Register and/or California Register as an individually eligible property or as part of a historic district, is considered to be a “qualified historic resource” for the purposes of CEQA.⁶

B. Description of the Survey Area

All properties included in the Survey Update effort are located within the incorporated boundaries of the City of Pacific Grove (**Figure 1**). Pacific Grove is a coastal town located on the tip of the Monterey Peninsula, between Monterey and Pebble Beach in Monterey County, California. The Pacific Ocean marks the northern and western boundaries of the city, while Line Street bounds the city to the east and Sunset Drive forms much of the southern boundary.⁷ Lighthouse Avenue serves as the primary east-west commercial corridor that runs from the City of Monterey, through the downtown area, towards the Point Pinos Lighthouse. Forest Avenue is another main road that runs north-south and connects the downtown area to the Holman Highway. These thoroughfares, and the terrain of Pacific Grove in general, is typically flat with some gentle slopes. Much of the City features a grid organization, particularly within the surveyed area; the oldest buildings are generally located in the tight-knit grid between Lighthouse Avenue and Monterey Bay.

⁶ Note that the Heritage Society’s green plaque and Heritage House medallion programs are not associated with the Pacific Grove HRI, and do not have any bearing on whether a property is a historic resource for the purposes of CEQA.

⁷ City limits also run further south out Forest Avenue to include the Del Monte Park area.



Page & Turnbull (September 24, 2019)

Figure 1: Map of approximately 1,280 properties listed on the Pacific Grove HRI (teal) that were surveyed during Pacific Grove Historic Resources Inventory Survey Update. Survey fieldwork was completed in August 2018. Source: Page & Turnbull.

The HRI Survey Update effort included all properties listed on the HRI as of August 2018, at the time of survey fieldwork. For the most part, surveyed properties were located within the following boundaries: Line Street (east), Ocean View Boulevard (north), 17 Mile Drive (west), and Sinex Avenue (south). The Survey Update area encompasses a variety of built resources, including representative examples of many of the early architectural styles and building types constructed in the City of Pacific Grove.

While other potentially eligible historic resources exist within the City of Pacific Grove, no additional properties outside of those already listed on the HRI were evaluated for individual significance as part of this project. The oldest building included in the HRI Survey Update dates to 1879; however, most of the oldest buildings surveyed date to the 1880s.⁸ Several surveyed properties contain buildings that were constructed between the 1970s and 2010s; the majority of these buildings appear

⁸ The oldest extant building included in the HRI Survey Update is 142 Pacific Avenue, constructed for original occupant Reverend A.C. McDougall. The oldest extant structure in Pacific Grove is the Point Pinos Lighthouse, which was constructed in 1854. The lighthouse is listed on the National Register and was not re-surveyed as part of Page & Turnbull's HRI Survey Update.

to have replaced historic HRI-listed buildings that have since been demolished.⁹ The majority of the HRI Survey Update area is represented by late nineteenth century or early twentieth century architectural styles. Midcentury and post-World War II architectural styles and building types – especially Modernist styles – are found in Pacific Grove but are not well represented within the boundaries of the survey area. The bulk of the buildings surveyed were residential buildings, in addition to approximately 54 commercial and institutional buildings primarily located in Pacific Grove’s historic downtown. Residential buildings in Pacific Grove are primarily single-family homes, with some multi-unit residences.

Buildings Not Surveyed

Buildings already listed on the National Register or California Register were not surveyed as part of the HRI Survey Update effort because it was determined that sufficient documentation exists for these buildings. Informal cursory inspection did not reveal any indication that the integrity of the buildings has been impaired such that they might be eligible for removal from the registers.

Buildings listed on the HRI, National Register, and California Register that were not surveyed include:

- Centrella Inn, 612 Central Avenue (APN 006164024000)
- Gosby House, 643 Lighthouse Avenue (APN 006292002000)
- Trimmer Hill, 230 6th Street (APN 006252009000)
- Frank LaVerne Buck House, 581 Pine Avenue (APN 006481002000)
- Asilomar State Beach & Conference Center (APN 006591001000)
- Point Pinos Lighthouse (APN 007011004000)

Buildings listed on both the HRI and the California Register that were not surveyed include:

- Chautauqua Hall, 162 16th Street (APN 006166001000)

Hopkins Marine Station (120 Ocean View Boulevard, APN 006741006000) also was not surveyed during the HRI Survey Update effort. Hopkins Marine Station is a campus owned by Stanford University which contains several buildings constructed over a long period of time. As part of the undertaking of a larger planning effort, Stanford University has agreed to undergo more intensive evaluation and documentation of the potential historic resources at Hopkins Marine Station.¹⁰

Although only buildings already on the HRI were surveyed as part of this effort, while conducting fieldwork Page & Turnbull made note of several buildings that appear to be eligible for listing on the HRI. This list is not the result of a comprehensive survey of the city, and there may be other properties that are eligible for listing on the HRI – especially in the northwest, west, and south portions of the city which are not well-represented on the HRI – which could be documented as part of a future survey effort. The list of potential additions to the HRI is provided in **Appendix D: List of Potential Additions to the Pacific Grove HRI.**

⁹ 300 8th Street and 513 7th Street date to 1998.

¹⁰ The evaluation and documentation of Hopkins Marine Station has not been performed by Page & Turnbull. The City of Pacific Grove has approved a proposal submitted by Stanford University to have a qualified consultant conduct the evaluation and documentation.

II. SURVEY METHODOLOGY

The following section outlines the methodology utilized in undertaking the Pacific Grove Historic Resources Inventory Update and preparing this report.

A. FIELDWORK AND PHOTOGRAPHY

The information contained in this report is based on a reconnaissance-level historic resources survey of 1,280 individual properties in Pacific Grove that were previously identified as historic resources and listed on the Pacific Grove Historic Resources Inventory (HRI) (**Figure 1**). Several properties contained more than one building that is individually listed on the HRI, resulting in a total of approximately 1,300 individually surveyed buildings.¹¹

Principal fieldwork was completed during two visits in August 2018 by architectural historians Hannah Simonson and Katherine Wallace at Page & Turnbull, Inc., both of whom meet or exceed the Secretary of the Interior's Standards for Professional Qualifications in Architectural History. Survey preparation and fieldwork was conducted under the guidance of Principal Ruth Todd, Project Manager and Associate Principal Christina Dikas, and Associate Maggie Smith, all of whom meet or exceed the Secretary of the Interior's Standards for Professional Qualifications in Architectural History.

The reconnaissance-level property survey included digital photography and an exterior visual inspection from the public realm. Buildings not listed on the HRI were not surveyed or evaluated as part of this effort. All buildings were evaluated for their continued eligibility for the HRI, as well as for eligibility for listing on the National Register and California Register. All photographs were labeled according to Assessor Parcel Number (APN) and have been submitted to the City of Pacific Grove in electronic format as JPEG files within an Access Database.

B. APPSHEET SURVEY APPLICATION

Page & Turnbull created a digital, Microsoft Excel-based survey application using an online platform called AppSheet to record and document each property. AppSheet is a highly adaptable and user-friendly application that allows users to design their own web or mobile application.¹²

Page & Turnbull designed all fields to the specific needs of the Pacific Grove Historic Resources Inventory Survey Update, and pre-programmed drop-down selections for architectural descriptions. Survey of the properties was completed in the field on iPads or iPhones and using the highest quality image settings for photographs. Each property was identified by its Assessor Parcel Number (APN)

¹¹ For the purposes of this survey, properties are defined by having distinct Assessor Parcel Numbers (APN), and each parcel was surveyed and evaluated individually. However, in some cases a single parcel contained multiple buildings that are individually eligible for listing on the HRI. For example, Whispering Pines (APN 006328001000) contains fourteen homes that were each evaluated separately. In other cases, multiple parcels were associated with one building, such as the J.O. Johnson block building (APN 006283016000, 006283014000, 006283013000, and 006283012000). In these cases, the building was surveyed once, and survey information lists the multiple APNs.

¹² AppSheet, accessed November 5, 2018, <https://www.appsheet.com/>.

and street address. For the purposes of using AppSheet during fieldwork, a Global Positioning System (GPS) Latitude, Longitude coordinate location was also assigned to each property.

C. PACIFIC GROVE HISTORIC CONTEXT STATEMENT

Page & Turnbull relied upon the *Pacific Grove Historic Context Statement* to guide identification and evaluation of historic properties currently listed on the HRI. The *Pacific Grove Historic Context Statement* presents the history of Pacific Grove's built environment from pre-history to the twenty-first century: it identifies important periods, events, themes, and patterns of development; and provides a framework for evaluating individual historic properties and neighborhoods for the Pacific Grove Historic Resources Inventory, National Register of Historic Places and California Register of Historical Resources. Historic property types associated with these periods and themes are also identified and described in the *Pacific Grove Historic Context Statement*, and significance and integrity considerations are included for each. Since its completion in 2011, the document has been used by the City to support and inform historic resource evaluations.

The *Pacific Grove Historic Context Statement* is structured chronologically and is organized by the following periods of development:

- Native American & Spanish Periods (Pre-1821)
- Mexican & Early American Periods (1821 to 1872)
- Early Development of Pacific Grove (1873 to 1902)
- Pacific Grove Comes of Age (1903 to 1926)
- City of Homes (1927 to 1945)
- Suburban Expansion (1946 to 1966)
- Modern Pacific Grove (1967 to Present)

Each major period of development discussed in the *Pacific Grove Historic Context Statement* is accompanied by a section describing the contextual themes and property types constructed during that era, as well as representative photos. Page & Turnbull identified the following contextual themes that are interwoven throughout time periods:

- Residential Development
- Commercial Development
- Civic Growth
- Transportation & Infrastructure
- Ethnic & Cultural Diversity
- Social, Religious or Cultural Institutions, Movements & Trends
- Recreation, Leisure & Tourism
- Development & Booster Organizations
- Environmentalism

The *Pacific Grove Historic Context Statement* provides registration requirements that were designed to allow City staff and other interested parties to evaluate potential historic properties located within Pacific Grove. Evaluations conducted as part of the Pacific Grove Historic Resource Inventory Survey Update were based on the periods of development, contextual themes, and accompanying

evaluation guidelines identified in the *Pacific Grove Historic Context Statement*. A more detailed discussion is provided in **Section III. Evaluation Methodology** of this report.

D. CALIFORNIA DEPARTMENT OF PARKS AND RECREATION (DPR) FORMS

At the conclusion of the field survey, the information gathered in AppSheet was transferred from an Excel spreadsheet into a Microsoft Access database, which was provided to the Pacific Grove Planning Department for use by staff. The Microsoft Access database was used as a means of storing and organizing data, as well as producing California Department of Parks and Recreation 523 forms (DPR forms). DPR forms are a series of information templates developed by the California Office of Historic Preservation and used to record and evaluate resources.

A DPR 523A (Primary Record) and modified 523L (Continuation) form was prepared for all properties surveyed during the Pacific Grove Historic Resources Inventory Survey Update. The modified 523L forms were prepared in lieu of 523B (Building, Structure & Object) forms, but include much of the same information with the exception of a construction history, location map, and detailed significance statement. Each DPR form provides baseline property information, including but not limited to: Assessor Parcel Number, street address, year built, and a survey photograph. This baseline information is supplemented by fields that refer to each property's reason for significance, its historic integrity, its eligibility to remain on the HRI, its eligibility for listing in the California Register of Historical Resources and the National Register of Historic Places, and a corresponding California Historic Resources Status Code. **Appendix J: Understanding DPR 523 Forms** of this report provides an explanation of the meaning of each field and sources of information in DPR Forms. All DPR forms produced during the HRI Survey Update effort are included in **Appendix K: 2018-2019 Pacific Grove Historic Resources Survey Update DPR 523 Forms**.

Determinations of listing on the HRI and eligibility for the California Register and the National Register are discussed at length in **Section III. Evaluation Methodology**. Note that DPR forms indicate eligibility for National Register and California Register, but no actual nominations or listings are implemented by the Survey Update. This report does not preclude further evaluation of surveyed properties or official nomination of surveyed properties on state or national registers.

E. NOTE ABOUT YEAR BUILT DATES

Year built dates were used to determine significance through the associated periods of development and historic context themes that were described in the Pacific Grove Historic Context Statement. Many of the surveyed resources date to the late nineteenth century and early twentieth century. As such, the available construction dates are sometimes approximate (circa) dates or date ranges. Year built dates were determined using a variety of sources, including: Monterey County Assessor Records, Pacific Grove Historic Resource Inventory Database (6/19/18), Sanborn Map Company fire insurance maps, 1928 Block Files from Pacific Grove, previously completed DPR 523 forms, Pacific Grove Historic Context Statement, Heritage Society of Pacific Grove Green Plaque list, Heritage Society of Pacific Grove's newsletter Board & Batten, and National Register of Historic Places Nominations. For additional information on each of these sources, see **Appendix E: Year Built Date Sources**.

Most sources referenced above are based on archival or independent research; in some cases, the sources provide conflicting year built dates. In these situations, the year built date recorded on the DPR forms is a “circa” date. Page & Turnbull has determined that Monterey County Assessor Records are not always accurate regarding year built dates, and more in-depth archival research may be needed to ensure accuracy. For this reason, all year built dates that are sourced only from the Monterey County Assessor Records have been recorded as “circa” dates.

The Pacific Grove Historic Resources Inventory is a living database and may be added to or amended by Pacific Grove Planning Department staff in the future if additional historic resources are identified or corrections based on verifiable sources of information are communicated. DPR forms may also be updated with new information from verifiable sources or new evaluations by qualified professionals.

F. PUBLIC OUTREACH

As part of the *Pacific Grove Historic Resource Inventory Survey Update*, Page & Turnbull conducted outreach and community workshops to ensure that residents, property owners, and other community stakeholders would be involved in the process and provide valuable input. On July 31, 2018, Page & Turnbull and City of Pacific Grove Planning Department staff met with designated Advisory Group members appointed by the Pacific Grove City Manager. The initial meeting with the Advisory Group provided helpful guidance and served as the basis for regular collaboration throughout the *Pacific Grove Historic Resource Inventory Survey Update* effort. Advisory Group members include:

Bill Bluhm, Planning Commission Member
Sarah Boyle, Architectural Review Board Chair
Bill Peake, Mayor
Claudia Sawyer, Historic Resources Committee Chair
Mimi Sheridan, Historic Resources Committee Member
Rick Steres, Heritage Society of Pacific Grove Board Member (also a member of the HRC)

On July 31, 2018, Page & Turnbull and City of Pacific Grove Planning Department staff co-hosted a community workshop at the Pacific Grove Youth Center, focused on introducing the project tasks and objectives. Page & Turnbull reviewed the content of the *Pacific Grove Historic Context Statement* and facilitated a discussion about Pacific Grove’s significant historical themes. Members of the community were encouraged to ask questions about the HRI Survey Update and were also invited to share information that could help augment Page & Turnbull’s formal research. Page & Turnbull scanned photos, maps, newspaper articles and other materials shared at the workshop.

On January 3, 2019, Page & Turnbull and City of Pacific Grove Planning Department staff met with the Advisory Group to discuss the findings of the HRI Survey Update fieldwork and methodology. In February 2019, Page & Turnbull and City of Pacific Grove Planning Department staff presented a public review draft of the California Department of Parks and Recreation (DPR) 523 forms and the *Pacific Grove Historic Resource Inventory Survey Update Report* to the public for review. Public comment was collected in February and March 2019, and a community meeting hosted by City of Pacific Grove Planning staff and Page & Turnbull was held in March 2019 to receive additional feedback.

Relevant comments received from the meetings were documented for incorporation into the Final Draft of the DPR forms and the *Pacific Grove Historic Resources Inventory Survey Update Report*.

On August 14, 2019, Page & Turnbull and City of Pacific Grove Planning Department staff met again with the Advisory Group to discuss the comments received during the public comment period, and Page & Turnbull's recommendation for a Pacific Grove Neighborhood Character List. The Neighborhood Character List is discussed in greater detail in **Section V. Pacific Grove Neighborhood Character List**.

G. PRIMARY REFERENCES

The following publications provided primary guidance throughout the Survey Update effort and during the production of this report:

- City of Pacific Grove, *City of Pacific Grove Architectural Review Guidelines for Single-Family Residences* (2017), particularly “Appendix I: Working with Buildings on the Historic Resources Inventory.” Available online at:
<https://www.cityofpacificgrove.org/sites/default/files/general-documents/design-guidelines-and-handouts/appendix-1-working-buildings-hri.pdf>
- Page & Turnbull, *Pacific Grove Historic Context Statement*. Prepared for the City of Pacific Grove (October 31, 2011). Available online at:
<https://www.cityofpacificgrove.org/living/community-development/planning/historic-resources>
- National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (rev. 2002). Available online at:
<https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>
- National Park Service, *National Register Bulletin: Defining Boundaries for National Register Properties* (1995, rev. 1997). Available online at:
<https://www.nps.gov/nr/publications/bulletins/pdfs/Boundary.pdf>
- National Park Service, *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning* (1977, rev. 1985). Available online at:
<https://www.nps.gov/nr/publications/bulletins/nrb24/nrb24.pdf>
- State of California, Office of Historic Preservation, Department of Parks and Recreation, *Instructions for Recording Historical Resources* (1995). Available online at:
<http://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>
- State of California, Office of Historic Preservation, Department of Parks and Recreation, *California Office of Historic Preservation Technical Assistance Series No. 6, California Register and National Register: A Comparison (for purpose of determining eligibility for the California Register)* (March 14, 2006). Available online at:
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>
- State of California, Office of Historic Preservation, Department of Parks and Recreation, *California Office of Historic Preservation Technical Assistance Series No. 7, How to Nominate a*

Resource to the California Register of Historical Resources (September 4, 2001). Available online at:
http://ohp.parks.ca.gov/pages/1056/files/07_TAB%207%20How%20To%20Nominate%20A%20Property%20to%20California%20Register.pdf

Other relevant publications that provided assistance in the identification and evaluation of surveyed properties include but are not limited to: *A Field Guide to American Houses* (2015) by Virginia & Lee McAlester; *Images of America: Pacific Grove* (2005) by Kent Seavey and the Heritage Society of Pacific Grove; various articles of *Board & Batten*, published by the Heritage Society of Pacific Grove; and historic Sanborn Map Company fire insurance maps available at the Heritage Society of Pacific Grove.

III. EVALUATION METHODOLOGY

Historic significance and integrity are two interrelated concepts that provide the foundation for identifying historic resources. It is important to note that age alone does not equate to “historic significance” or “historic integrity.” This section includes discussions of significance and integrity based on National Register and California Register guidelines. Also included are discussions of significance and integrity based on the Pacific Grove Historic Resource Inventory evaluation criteria.

A. DETERMINING ELIGIBILITY FOR THE NATIONAL REGISTER OF HISTORIC PLACES AND CALIFORNIA REGISTER OF HISTORICAL RESOURCES

Historic Significance for the National Register and California Register

Typically, resources over 50 years of age are eligible for listing in the National Register if they meet any one or more of four criteria of significance, as well as retain sufficient historic integrity.¹³ The California Register follows nearly identical guidelines to those used by the National Register, but identifies the criteria for evaluation numerically. In order for a property to be eligible for listing in the National Register of Historic Places, it must be found significant under one or more of the following criteria:

- Criterion A (Event): Properties associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B (Person): Properties associated with the lives of persons significant in our past;
- Criterion C (Design/Construction): Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and
- Criterion D (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.

In order for a property to be eligible for listing in the California Register of Historical Resources, it must be found significant under one or more of the following criteria:

- Criterion 1 (Events): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- Criterion 2 (Persons): Resources that are associated with the lives of persons important to local, California, or national history.

¹³ Resources under 50 years of age can be determined eligible if it can be demonstrated that they are of “exceptional importance,” or if they are contributors to a potential historic district. This exception did not apply to any properties surveyed during the Pacific Grove Historic Resources Inventory Survey Update.

- Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

National Register Criterion A/California Register Criterion 1 are applicable to this Historic Resources Inventory Update Survey. These criteria are associated with properties significant for their association with historic events and broad patterns of history, as identified in the Historic Context Statement. In Pacific Grove, this could include events such as the incorporation of the Pacific Grove Retreat Association, the development of recreation and tourism (Lovers Point Pier), the creation of the city's early medical/sanitarium facilities (Whispering Pines), or the establishment of civic and cultural institutions (City Hall).

National Register Criterion B/California Register Criterion 2 are applicable to this Historic Resources Inventory Update Survey. These criteria relate to properties significant for their association with the lives of persons important to local, state, or national history. If information about property owners or other individuals was provided to Page & Turnbull by the Heritage Society or by Pacific Grove Planning staff, then any associated properties were evaluated under Criteria B/2. Some properties were deemed significant for their association with previously identified important persons such as renowned author John Steinbeck, Wilford Holman, who headed the Holman Department Store for 75 years, or Gary Kildall, who founded the company Digital Research, Inc. and developed the operating system CP/M.¹⁴ Further detailed study of individual properties, which is beyond the scope of this survey, may document potential historic significance of additional properties according to Criteria B/2.

National Register Criterion C/California Register Criterion 3 are applicable to this Historic Resources Inventory Update Survey. These criteria are generally associated with properties significant for their design or construction, or for their association with a prominent architect. In Pacific Grove, this includes properties that were deemed significant as examples of an architectural style, such as Folk Victorian or Queen Anne, or properties that were designed, developed, and/or built by previously identified individuals such as architect William H. Weeks, developer Thomas A. Work, or the Chivers Brothers builders.

Properties were not evaluated as potential historic resources under National Register Criterion D/California Register Criterion 4, which is typically reserved for archaeological resources rather than built resources. When Criteria D/4 does relate to built resources, it is for cases when the building itself is the principal source of important construction-related information.

¹⁴ Other properties were determined significant for association with important persons when evaluated under the Pacific Grove Historic Resource Inventory local listing criteria (specifically, Criterion 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). See **Section III.B. Determining Eligibility for Pacific Grove Historic Resources Inventory** for more information.

Historic Integrity for the National Register and California Register

In addition to having historic significance, a property must be shown to have sufficient historic integrity in order to qualify for listing in the National Register and/or California Register. Historic integrity is defined by the California Office of Historic Preservation as “the authenticity of an historic resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.”¹⁵ The National Park Service states that “the evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property’s physical features and how they relate to its significance.”¹⁶

The process of determining integrity is nearly identical for both the National Register and the California Register. Each uses the same seven variables or aspects that define integrity: location, design, setting, materials, workmanship, feeling and association. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

- **Location** is the place where the historic property was constructed or the place where the historic event occurred. The original location of a property, complemented by its setting, is required to express the property’s integrity of location.
- **Design** is the combination of elements that create the form, plans, space, structure and style of the property. Features which must be in place to express a property’s integrity of design are its form, massing, construction method, architectural style, and architectural details (including fenestration pattern).
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s). Features which must be in place to express a property’s integrity of setting are its location, relationship to the street, and intact surroundings (i.e. neighborhood or rural).
- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property. Features which must be in place to express a property’s integrity of materials are its construction method and architectural details.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history. Features which must be in place to express a property’s integrity of workmanship are its construction method and architectural details.
- **Feeling** is the property’s expression of the aesthetic or historic sense of a particular period of time. Features which must be in place to express a property’s integrity of

¹⁵ California Office of Historic Preservation, *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources* (Sacramento, CA: California Office of State Publishing, 4 September 2001) p.11

¹⁶ U.S. Department of the Interior, National Park Service. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (rev, 2002).

feeling are its overall design quality, which may include form, massing, architectural style, architectural details, and surroundings.

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

Thresholds for historic integrity in Pacific Grove based on property type and development period are outlined in *Pacific Grove Historic Context Statement* (2011). For evaluation purposes, a property either possesses sufficient historic integrity or it does not. While it is understood that nearly all properties undergo change over time—and thus minor alterations or changes are not uncommon—a building must possess enough of its original features to demonstrate why it is significant. Evaluators of potential historic resources look closely at characteristics such as massing, roof forms, fenestration patterns, cladding materials, and neighborhood surroundings when evaluating a property's historic integrity.

In order to convey its historical significance, a property that has sufficient historic integrity for listing in the national or state historical register will generally retain a majority of its character-defining features. However, the necessary aspects of historic integrity also depend on the reason the property is significant. High priority is typically placed on integrity of design, materials, and workmanship for properties significant under Criteria C/3, while for properties significant under Criteria A/1 or B/2, these aspects are only necessary to the extent that they help the property convey integrity of feeling and/or association. Similarly, integrity of location and setting are crucial for properties significant under Criteria A/1, but are typically less important for properties significant under Criteria B/2 or C/3. In fact, house moving was a very common occurrence in the late nineteenth and early twentieth centuries—both in Pacific Grove and elsewhere in California. Most of Pacific Grove's buildings were small, wood frame structures, and moving them short distances was not particularly difficult.

For properties significant under any of the above criteria, it is possible for some materials to be replaced without drastically affecting integrity of design, as long as these alterations are subordinate to the overall character of the building. Evaluations of integrity should also include some basis of comparison. In other words, the evaluator should understand the relative levels of historic integrity associated with each property type. For instance, increased age and rarity of the property type may also lower the threshold required for sufficient integrity. Conversely, some properties may rate exceptionally highly in all aspects of integrity; such properties should be given high priority in preservation planning efforts, and are more likely to be eligible for listing in the National Register. Generally, a property with exceptional integrity will have undergone few or no alterations since its original construction, and will not have been moved from its original location.

A building that has been repaired and altered within what the homeowner, contractor, or architect believes to be within appropriate stylistic parameters may still lack integrity due to anachronistic, conjectural, or otherwise inconsistent features. Finally, it should be stressed that historic integrity and condition are not the same. Buildings with evident signs of deterioration can still retain eligibility for historic listing as long as it can be demonstrated that they retain enough character-defining features to convey their significance.

B. DETERMINING ELIGIBILITY FOR PACIFIC GROVE HISTORIC RESOURCES INVENTORY

Historic Significance for the Pacific Grove Historic Resources Inventory

The eligibility criteria for local listing in the City of Pacific Grove Historic Resources Inventory is similar to the National Register and California Register criteria described above. The local eligibility criteria are outlined in the City of Pacific Grove's Historic Preservation Ordinance (Municipal Code §23.76.025) and listed below:

- (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;
- (b) Whether it is the site of a significant historic 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;
- (d) Whether it is a particularly good example of a period or style;
- (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;
- (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;
- (g) Whether it embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation;
- (h) Whether it has singular physical characteristics uniquely representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove;
- (i) Whether a resource with historical or cultural significance retains historic integrity. [Ord. 17-023 § 2, 2017; Ord. 01-25 § 1, 2001; Ord. 97-23 § 1, 1997].

Registration requirements for eligibility on the HRI, are provided in *Pacific Grove Historic Context Statement* (2011), and formed the basis for Page & Turnbull's evaluation during the 2018-2019 Pacific Grove Historic Resources Inventory Survey Update.

If information about property owners or other individuals was provided to Page & Turnbull by the Heritage Society or by Pacific Grove Planning staff, then any associated properties were evaluated under Criterion C. Some properties were deemed significant under Pacific Grove Historic Resources Inventory Criterion C for their association with previously identified important persons such as Lucie Chase or Margaret Tennant, generous early benefactors in Pacific Grove. If locally significant individuals were associated with multiple properties in Pacific Grove, Page & Turnbull identified which property best represents that individual's significance. Further detailed study of individual properties, which is beyond the scope of this survey, may document potential historic significance of additional properties according to Criterion C.

Historic Integrity for the Pacific Grove Historic Resources Inventory

Preliminary Field Assessments

While conducting field work, Page & Turnbull assigned each surveyed property a preliminary rating of integrity based upon its retention of historic integrity. As mentioned previously, the National Park Service defines historic integrity as “all those visual aspects and physical features that comprise the appearance of every historic building.”¹⁷ The City of Pacific Grove’s Historic Preservation Ordinance (Municipal Code §23.76.020) definition of historic integrity is closely based on the National Park Service definition, and states that “‘Integrity’ means the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period including location, design, setting, materials, workmanship, feeling and association.”¹⁸ Integrity thresholds for each property type and development period, are provided in *Pacific Grove Historic Context Statement* (2011), and formed the basis for Page & Turnbull’s evaluation during the 2018-2019 Pacific Grove Historic Resources Inventory Survey Update.

The preliminary historic integrity ratings in the field were based exclusively on visual inspection of building exteriors, and referred to the retention of historic design, materials, setting, and workmanship. As previously noted, age alone does not equate to “historic significance” or “historic integrity.” The other aspects of overall integrity—location, feeling and association—were scrutinized in cases where properties were associated with non-architectural themes such as historic events. Evaluators flagged certain properties for additional research when alterations (primarily additions) were suspected but unconfirmed.

As noted in **Section III.A. Determining Eligibility for the National Register of Historic Places and California Register of Historical Resources**, for evaluation purposes, a property either possesses sufficient historic integrity or it does not. While it is understood that nearly all properties undergo change over time—and thus minor alterations or changes are not uncommon—a building must possess enough of its original features to demonstrate why it is significant. Evaluators of potential historic resources should look closely at characteristics such as massing, roof forms, fenestration patterns, cladding materials, and neighborhood surroundings when evaluating a property’s integrity.

For properties significant under any of the above Pacific Grove HRI criteria, it is possible for some materials to be replaced without drastically affecting integrity of design, as long as these alterations are subordinate to the overall character of the building. On the other hand, a building that has been repaired and altered within what the homeowner, contractor, or architect believes to be within appropriate stylistic parameters may still lack integrity due to anachronistic, conjectural, or otherwise inconsistent features. Finally, it should be stressed that historic integrity and condition are not the same. Buildings with evident signs of deterioration can still retain eligibility for historic listing as long as it can be demonstrated that they retain enough character-defining features to convey their significance.

¹⁷ National Park Service, Technical Preservation Services. *Preservation Brief 17: Architectural Character*. (US Department of the Interior. Washington D.C.: 1988).

¹⁸ Pacific Grove Municipal Code §23.76.020 [Ord. 17-023 § 2, 2017; Ord. 01-25 § 1, 2001; Ord. 97-23 § 1, 1997].

Page & Turnbull also developed an integrity evaluation framework in response to the size and style of additions identified in Pacific Grove. Seven considerations were relied upon to determine the impact of an addition and the final integrity finding. These locally-specific considerations were developed with the assistance of the Advisory Group and are listed below:

1. Construction date of addition
2. Visibility of addition
3. Size of addition in proportion to the original building mass
4. Percent of original roofline that remains legible
5. Manner in which the addition is attached to the original building mass
6. Age and architectural quality of the building prior to alteration
7. Impact of cumulative alterations.

Visibility of additions was a primary consideration when evaluating integrity. Page & Turnbull evaluators conducted survey work from the public-right-of-way and could rarely view rear facades. As such, rear additions or very minimally visible additions were generally considered acceptable. The size of an addition in proportion to the original building mass was an important indicator of integrity. Small buildings with large additions were often deemed to have lost integrity. Conversely, large buildings with small additions were often deemed to retain integrity. Additions that obscured a large percentage of the original building's roofline were typically considered compromised. Buildings generally needed to have retained their original roof form – gabled, hipped, or otherwise – to retain integrity. Related to the roofline consideration was the manner in which additions were attached to the original building mass. Additions set back from the primary façade or differentiated with a hyphen were preferable to those flush with the primary façade or minimally differentiated.

Page & Turnbull evaluators also noted the age and architectural quality of a building prior to alteration. For example, greater lenience was given to the oldest buildings, particularly those built in the nineteenth century, and/or buildings with exceptional architectural quality. In instances where there remained a question of integrity, evaluators assessed the impact of cumulative alterations. A building with multiple alterations was more likely to receive a “no historic integrity” determination than a building with one or two alterations. The most typical alterations, other than additions, included replacement windows or an altered pattern of windows and doors. Less typical (but quite impactful) was the occurrence of replacement cladding.

Final Integrity Assessments

After the conclusion of survey fieldwork, Page & Turnbull used the property types and registration requirements, including integrity thresholds, that were established in the *Pacific Grove Historic Context Statement* to conclude whether each property is significant and retains sufficient integrity to remain on the Pacific Grove HRI. Primary sources including Sanborn Map Company fire insurance maps were consulted to confirm additions or other alterations. Sanborn maps illustrate building footprints and the number of stories, and often include additional information such as the building address, building materials, and use. Sanborn maps are available for Pacific Grove for the years 1888, 1892, 1897, 1905, 1914, 1926, and 1962. Based on the “Pacific Grove Comes of Age (1903-1926)” chapter in the *Pacific Grove Historic Context Statement*, early additions or alterations completed by the year 1926 were

generally considered acceptable for a property to remain on the HRI. Pre-1903 additions were always considered acceptable, whereas post-1926 additions were heavily scrutinized.¹⁹

A property can only be eligible if it has both significance and historic integrity; therefore, if a property was determined to be historically significant, but did not retain sufficient historic integrity, the property was recommended to be removed from the Pacific Grove Historic Resources Inventory. Historic integrity findings developed for this survey are defined as follows:

- Excellent – all character-defining features present, no alterations or some in-kind replacement
- Good – most character-defining features present, in-kind replacements, minor alterations (including small and/or minimally visible additions)
- Fair – retains some character-defining features, but some may be missing or altered. May have larger additions, but still is able to convey original design/form. For example, windows may have been replaced with vinyl, etc.
- No historic integrity – described at length below.
- Demolished – historic building has been completely demolished. Buildings that have been demolished do not retain historic integrity. In some cases, a new building was constructed on the same site.

Ratings of “Excellent,” “Good,” and “Fair” are all considered to be “sufficient historic integrity” for the Pacific Grove Historic Resources Inventory.

C. SUMMARY OF SURVEY UPDATE EVALUATION FINDINGS

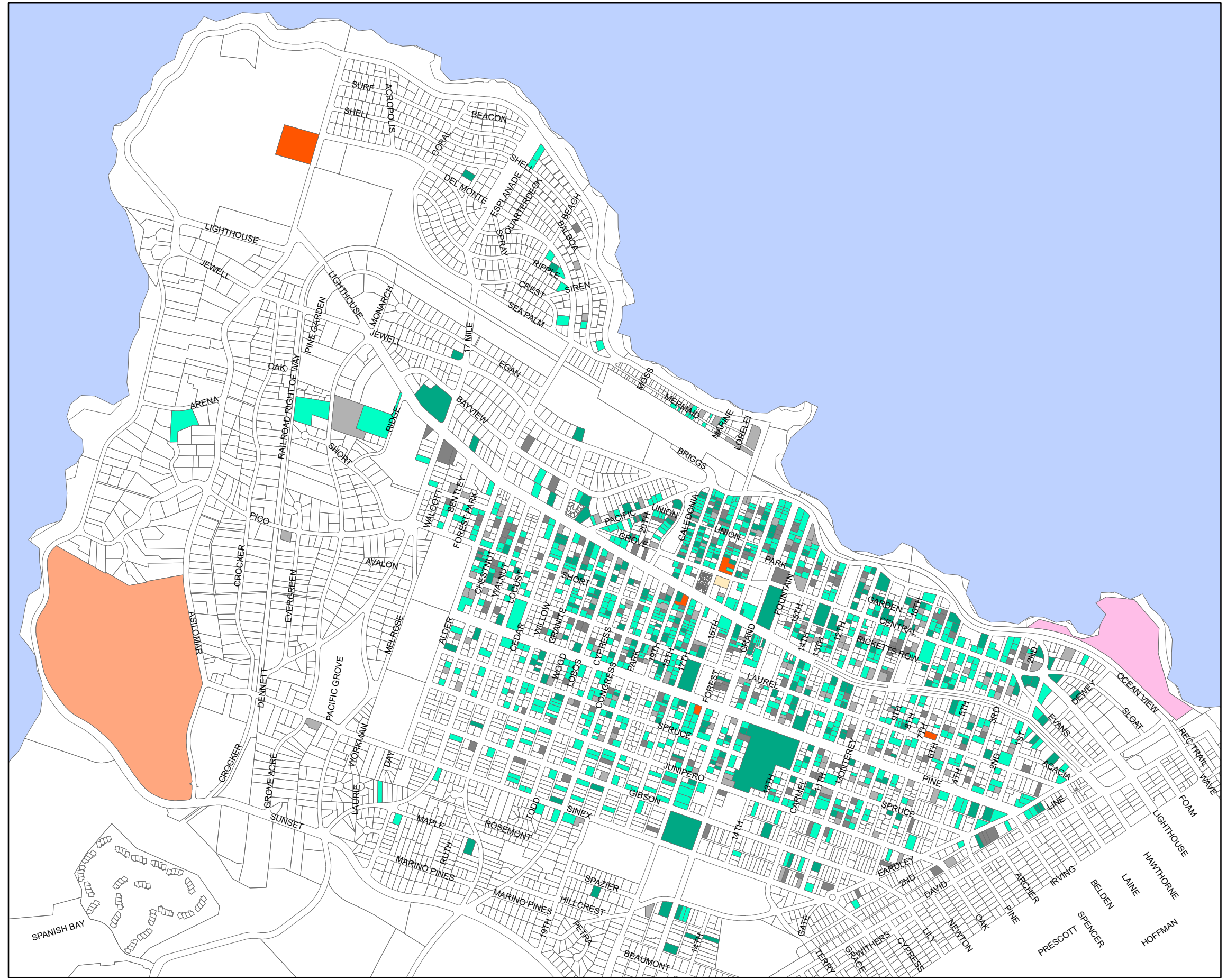
Page & Turnbull’s field survey efforts and property-specific research determined that 52 percent of listed properties appeared to retain sufficient integrity to remain on the HRI, but do not appear eligible for the California Register or National Register. The associated California Historical Resource Status Code (Status Code) of 5S1 (“individual property that is listed or designated locally”) was assigned to these properties. Nineteen percent of surveyed properties were identified to remain on the HRI and also appear eligible for California Register and/or the National Register. It should be noted that surveyed properties that appear eligible for the California Register may also be found eligible for the National Register with additional research. The associated California Historical Resource Status Codes of 3CS (“appears eligible for the CR as an individual property through survey evaluation”) and 3S (“appears eligible for the NR as an individual property through survey evaluation”) indicate a property appears eligible but has not yet been formally determined as such. Formal determination would entail review by the State Office of Historic Preservation, the State Historical Resources Commission, and/or the National Park Service. A list of properties recommended to remain on the Pacific Grove HRI is provided in **Appendix A: List of Properties Recommended to Remain on HRI**, and DPR 523 forms these properties are included in **Appendix K.1: DPR 523 Forms for Properties Recommended to Remain on HRI**.

¹⁹ Note that this applies to all alterations, not just addition considerations.

Page & Turnbull's field survey efforts and property-specific research also determined that 28 percent of surveyed properties did not meet eligibility requirements for the Pacific Grove HRI and are recommended for removal from the HRI. Eighty-five percent of these properties were assigned an integrity rating of "no historic integrity." Some properties appeared to have lost integrity due to cumulative changes such as replacement cladding, replacement windows, altered rooflines, and/or other alterations. However, most of the properties that had lost integrity featured an addition of some sort. Seven percent of the properties recommended for removal from the HRI (two percent of the total buildings surveyed) have been demolished. In some cases, new buildings have been constructed on the site, and in others the lot is currently empty. In a few cases (seven percent of the properties recommended for removal from the HRI), the property did not appear to meet the eligibility requirements for historic significance. A list of properties recommended for removal from the Pacific Grove HRI is provided in **Appendix B: List of Properties Recommended for Removal from Pacific Grove HRI**, and DPR 523 forms these properties are included in **Appendix K.2: DPR 523 Forms for Properties Recommended for Removal from HRI**.

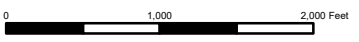
The following page includes a map illustrating Page & Turnbull's 2018-2019 Pacific Grove Historic Resources Inventory Survey Update recommendations (**Figure 2**).

Figure 2: 2018-2019 Pacific Grove Historic Resources Inventory Survey Update Recommendations



California Historic Resource Status Codes

- ICS - Listed on California Register (Chautauqua Hall)
- ID - National Register District (Asilomar)
- IS - Listed on National Register
- 5SI - Listed on HRI
- 5SI, 3S, 3CS - Listed on HRI, Potential CR/NR
- 6L - Not Historic Resource, Neighborhood Character List
- 6Z - Not Historic Resource
- 7R - Requires Evaluation (Hopkins Marine Station)



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IV. POTENTIALLY ELIGIBLE HISTORIC DISTRICTS

During the Pacific Grove Historic Resources Inventory Survey Update, Page & Turnbull identified several potentially eligible historic districts within Pacific Grove. Pacific Grove does not presently have any local designation process for historic districts. Thus, the districts were identified for their eligibility for the National Register or California Register. The following discussion is not a formal determination of eligibility and further research and documentation should be conducted to confirm the eligibility and boundaries of the identified districts. Page & Turnbull did not conduct a comprehensive city-wide survey effort in order to identify all potentially eligible historic districts that may exist. The districts identified during the Pacific Grove Historic Resource Inventory Survey Update are within the project boundaries and are generally located in the oldest, central areas of Pacific Grove, where there is also a high concentration of individual properties listed on the Pacific Grove Historic Resources Inventory.

The potential historic districts are bounded areas that include identified “contributing” and “non-contributing” properties. They may include some individually significant properties as contributors, as well as properties that are not individually significant but are contributors to a historic district based on identified significant themes. Historic Districts could be eligible for the National Register or California Register currently. Pacific Grove does not presently have any local designation process for historic districts. If the City of Pacific Grove wanted historic districts to be included on the HRI, the Historic Preservation Ordinance would need to be updated to be inclusive of historic district designation. If historic districts that are identified and recommended by Page & Turnbull in the HRI Survey Update project are officially adopted and/or designated by the City, properties contributing to the historic districts would be given additional California Historic Resource Status Codes.²⁰

For CEQA review, a historic district as a whole is the historic resource to be analyzed for impacts. Thus, alterations to a contributing or non-contributing resource within the boundaries of the historic district would be analyzed for compatibility with the character of the historic district. A proposed project would also be analyzed for whether the integrity of the historic district as a whole would be affected to the extent that the district would no longer be eligible for listing, thus meeting the CEQA threshold for significant impact.

A. IDENTIFIED POTENTIAL HISTORIC DISTRICTS

I. Eligible Pacific Grove Retreat Historic District

Page & Turnbull has identified an eligible Pacific Grove Retreat Historic District. The Pacific Grove Retreat Historic District appears to be eligible for the listing on the National Register and California Register under Criteria A/1 (Events) and C/3 (Architecture). The district is significant for association with the early establishment of the Pacific Grove Retreat Association (PGRA) and its later transition to an incorporated city which resulted in a unique development pattern characterized by small lots.

²⁰ Additional California Historic Resource Status Codes would vary depending on whether the historic districts are listed locally, on the California Register, and/or National Register, or whether the City of Pacific Grove only acknowledges that the historic districts are *eligible* for the California Register and/or National Register. For more information of California Historic Resource Status Codes, see **Appendix F: California Historical Resources Status Codes**.

The district is also significant as a substantial grouping of architectural styles and building typologies that characterize the early development of Pacific Grove.

The PGRA was incorporated by the Methodist Episcopal Church in 1875, and in the same year the PGRA finalized an agreement for the subdivision of 100 acres of land. David Jacks donated five acres of land for camp meetings and the remaining 95 acres were subdivided into lots that were sold or leased by Jacks to people willing to submit to the PGRA rules. The boundaries of the original retreat area spanned from Monterey Bay to the north, 1st Street to the east, Lighthouse Avenue to the south, and Ocean View Avenue (now Pacific Avenue) to the west. The subdivided lots were relatively small, typically 30 feet wide by 60 feet deep. The district is characterized by small one- or two-story single-family residences. The earliest buildings were typically Gothic Revival, Victorian, Queen Anne, or vernacular in style; whereas buildings from the 1910s and early 1920s were typically Craftsman, Colonial Revival or Spanish Colonial Revival (**Figure 3 and Figure 4**). It was not uncommon that early, seasonal Retreat tents were converted to more permanent dwellings known as tent cottages. Caledonia Park and Jewell Park were both set aside as public open spaces early in the subdivision and planning of the Retreat area. The period of significance for the eligible Pacific Grove Retreat Historic District is 1878 to 1930. This period of significance begins with the establishment of the Pacific Grove Retreat Association, extends through the Retreat's growth and transition from a summer encampment to a permanent city, and captures the early infill development that occurred by the end of the 1920s.



Figure 3: Gothic Revival style house at 129 Pacific Avenue, built in 1883 in the Retreat area. Source: Page & Turnbull, August 2018.



Figure 4: Vernacular bungalow at 124 18th Street, built in 1887 in the Retreat area. Source: Page & Turnbull, August 2018.

Reconnaissance-level district analysis (“windshield survey”) was conducted to determine the boundary of the potential district, as well as potential contributors and non-contributors (**Figure 5**). The Eligible Pacific Grove Retreat Historic District is roughly bounded by Ocean View Boulevard to the north, Fountain Avenue and Jewell Park to the east, Central Avenue to the south, and the properties lining the west side of Caledonia Avenue to the west. Several properties within the identified district boundary are not currently listed on the HRI and therefore not documented using DPR 523 forms. A table listing the properties within the identified Eligible Pacific Grove Retreat Historic District, and whether they are a contributor or non-contributor to the district, is provided in **Appendix H.1: Eligible Pacific Grove Retreat Historic District**.

Figure 5: Potential Retreat Historic District



Page & Turnbull (September 26, 2019)

Potential Retreat Historic District

- Contributor
- Non-Contributor
- District Boundary
- Not Currently Listed on HRI (Windshield Survey)

2. Eligible Pacific Grove Commercial Historic District

The following properties appear to be contributors to an eligible Pacific Grove Commercial Historic District. The Pacific Grove Commercial Historic District appears to be eligible for listing on the National Register and California Register under Criteria A/1 (Events) and C/3 (Architecture). The district is significant in association with the theme of early commercial development and the establishment of a central commercial core along Lighthouse, Forest, and Grand avenues, as well as early twentieth century commercial development during a transitional period in Pacific Grove's history. The district is also significant as a collection of representative commercial buildings that exhibit the architectural styles, designs, and construction methods that typified the late nineteenth century and early twentieth century (**Figure 6 and Figure 7**). The period of significance for the eligible Pacific Grove Commercial Historic District is 1887 to 1961, which spans the years of construction of the cluster of commercial buildings built from the late nineteenth century through post-World War II commercial growth.



Figure 6: Although altered, the Holman's Department Store building at 542 Lighthouse Avenue is significant to the early commercial development of Pacific Grove and has sufficient integrity to be a contributor to the eligible historic district. Source: Page & Turnbull, August 3, 2018.



Figure 7: A row of commercial buildings on Lighthouse exhibit the typical Western Non-Contributor Front commercial style. Although originally one-story buildings, these buildings were enlarged as Pacific Grove grew and retain integrity to the period of significance. Source: Page & Turnbull, August 3, 2018.





Reconnaissance-level district analysis (“windshield survey”) was conducted to determine the boundary of the potential district, as well as potential contributors and non-contributors (**Figure 8**). The eligible Pacific Grove Commercial Historic District has an irregular boundary with buildings fronting Lighthouse Avenue, 16th Street, Forest Avenue, and Grand Avenue. Several properties within the identified district boundary are not on the HRI, and therefore were not documented using DPR 523 forms. A table listing the properties within the eligible Pacific Grove Commercial Historic District, and whether they are a contributor or non-contributor to the district, is provided in **Appendix H: List of Properties in Potentially Eligible Historic Districts**.

Figure 8: Potential Commercial Historic District



Page & Turnbull (September 26, 2019)

Potential Commercial Historic District

-  Contributor
-  Non-Contributor
-  District Boundary
-  Not Currently Listed on HRI (Windshield Survey)

3. Eligible Whispering Pines Historic District

The following properties appear to be contributors to an eligible Whispering Pines Historic District. The Whispering Pines Historic District appears to be eligible for listing on the National Register and California Register under Criteria A/1 (Events) and C/3 (Architecture) for association with Pacific Grove's history of medical facilities and sanitariums, and as examples of a vernacular cottage building typology and style that was common in early twentieth century development in Pacific Grove (**Figure 9 and Figure 10**). Pacific Grove resident Dr. Frank Hart built 14 cottages on the block bounded by Pine, Locust, Laurel and Cedar (APN 006328001000) in 1924 (**Figure 11**). The cottages were known as Whispering Pines and used to convalesce patients. The cottages were used in this capacity at least until 1935 when Dr. Hart died. Today the cottages are still standing and used as residences. The entire city block was developed for the original sanitarium use and all cottages remain with good integrity, making this block an important cohesive example of early twentieth century development patterns and Pacific Grove's history as a medical retreat. The period of significance for the eligible Whispering Pines Historic District is 1924 to 1935, which spans the years of construction of the Whispering Pines cottages through the year of Dr. Hart's death. All 14 residences are contributing, as are any ancillary buildings such as detached sheds dating to the period of significance; the mature trees throughout the property may also be contributing.



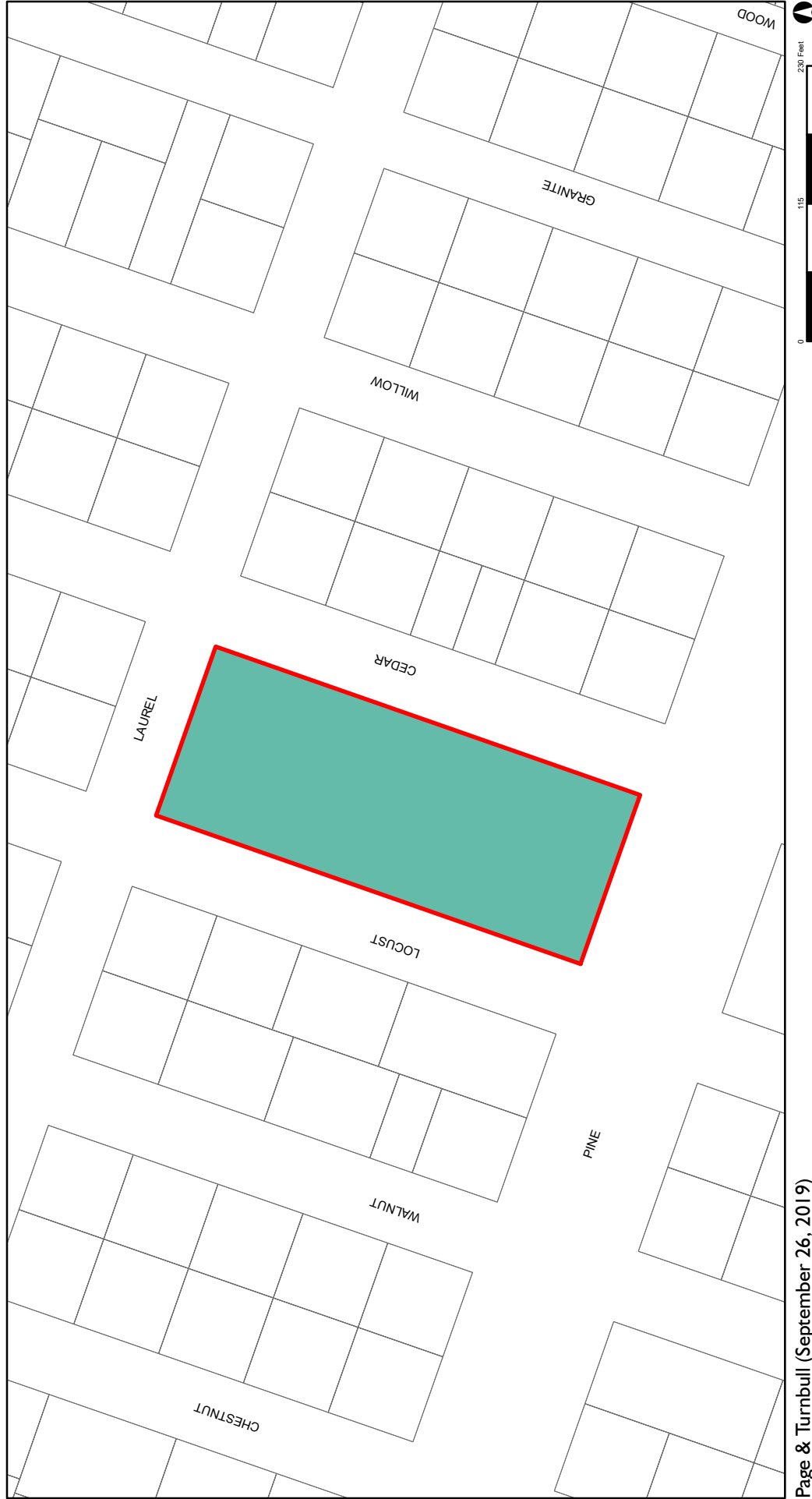
Figure 9: View of Whispering Pines cottages, looking north on Locust Street. Source: Page & Turnbull, August 28, 2018.



Figure 10: 311 Locust Street, one of 14 the former Whispering Pines cottages now rented for residential use. Source: Page & Turnbull, August 28, 2018.

A table listing the properties within the eligible Whispering Pines Historic District, and whether they are a contributor or non-contributor to the district, is provided in **Appendix H.3: Eligible Whispering Pines Historic District**.

Figure 1 I: Potential Whispering Pines Historic District



Page & Turnbull (September 26, 2019)

Potential Whispering Pines Historic District

-  Contributor
-  District Boundary

The Potential Whispering Pines Historic District spans one city block which is also one legal parcel. The parcel contains 14 detached single-family cottages, and several ancillary buildings.

4. Eligible Forest-Grand Pueblo Revival Historic District

The following properties appear to be contributors to an eligible Forest-Grand Pueblo Revival Historic District. The Forest-Grand Pueblo Revival Historic District appears to be eligible for listing on the National Register and California Register under C/3 (Architecture) as an example of a small cluster development of Pueblo Revival style single-family residences (**Figure 12 and Figure 13**). Although the developer or builder of the tract is not known at this time, during the early twentieth century in Pacific Grove, developers sometimes purchased multiple lots and built small speculative tracts of homes. The Pueblo Revival style, which is related to the broader Spanish Colonial Revival style, was popular in the 1920s and early 1930s in the area. The period of significance for the eligible Forest-Grand Pueblo Revival Historic District is 1926, the year of construction of the seven residences.



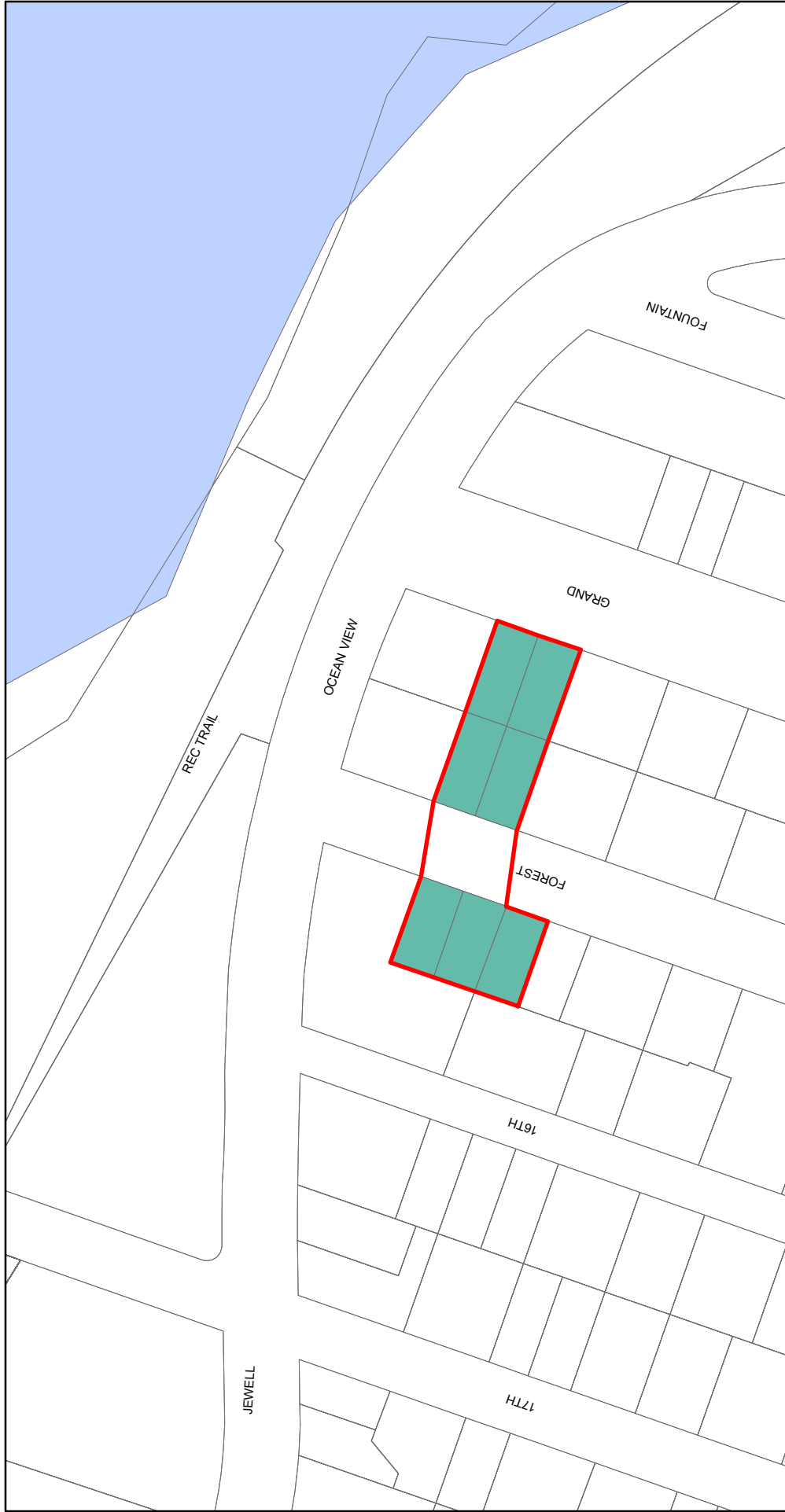
Figure 12: A Pueblo Revival style house at 105 Forest Avenue, looking east. Source: Page & Turnbull, August 2, 2018.



Figure 13: A Pueblo Revival style house at 108 Grand Avenue, looking west. Source: Page & Turnbull, August 2, 2018.

The eligible Forest-Grand Pueblo Revival Historic District includes five parcels fronting Forest Avenue and two fronting Grand Avenue, just south of Ocean View Boulevard (**Figure 14**). It should be noted that the eligible Forest-Grand Pueblo Revival District is within the boundary of the eligible Pacific Grove Retreat Historic District. A table listing the properties within the eligible Forest-Grand Pueblo Revival Historic District, and whether they are a contributor or non-contributor to the district, is provided in **Appendix H.4: Eligible Forest-Grand Pueblo Revival Historic District**.

Figure 14: Potential Forest-Grand Pueblo Revival Historic District



Page & Turnbull (September 26, 2019)

Potential Forest-Grand Pueblo Revival Historic District

-  Contributor
-  District Boundary

5. Eligible Tent Cottage Thematic Historic District

The following properties appear to be contributors to a discontinuous eligible Tent Cottage Thematic Historic District. Unlike a typical contiguous historic district which is a single geographic area with a discrete boundary, a discontinuous historic district can be “composed of two or more definable significant areas separated by nonsignificant areas.”²¹ The Tent Cottage Thematic Historic District appears to be eligible for listing on the National Register and California Register under Criteria A/1 (Events) and C/3 (Architecture) for association with the unusual, small lot divisions created for the Retreat, as well as the City’s early growth as a summer encampment, and as examples of a building typology and style that is unique to Pacific Grove (**Figure 15 and Figure 16**). The period of significance for the eligible Tent Cottage Thematic Historic District is 1883 to 1907, which spans the years of construction of the best extant examples of tent cottages during the “Early Development of Pacific Grove (1873-1902)” development period and into the earliest part of the “Pacific Grove Comes of Age (1903-1926)” development period (**Figure 17**).



Figure 15: A narrow tent cottage with board and batten cladding and limited Victorian-era decorative detailing at 112 18th Street. Source: Page & Turnbull, August 2, 2018.

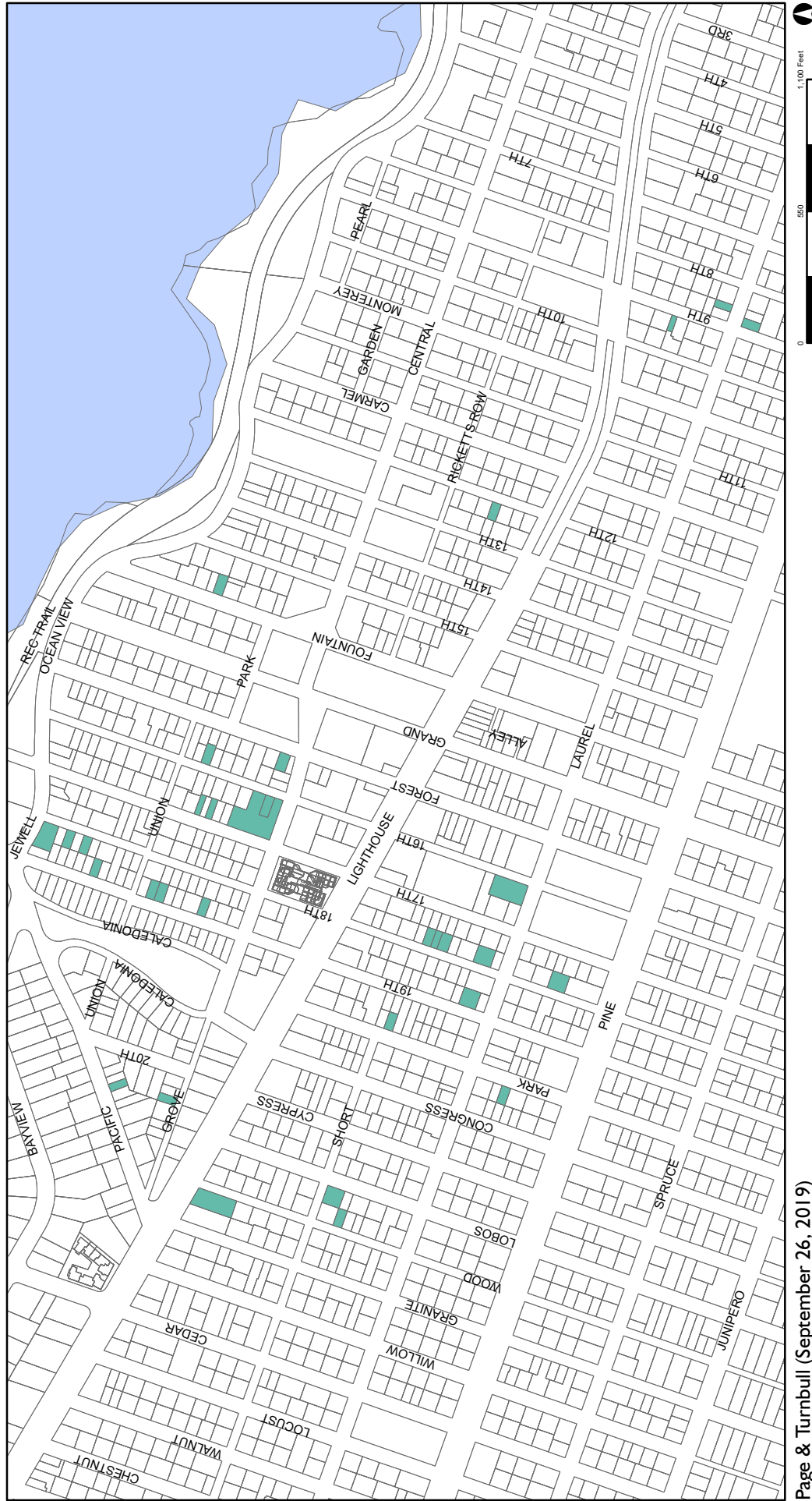


Figure 16: Paired tent cottages at 233 19th and 233.5 19th Street. Source: Page & Turnbull, August 3, 2018.

Other tent cottages that were not surveyed by Page & Turnbull during the Pacific Grove Historic Resources Inventory Survey Update may be extant in Pacific Grove, and could potentially be contributors to this identified eligible district. A table listing the properties within the identified Eligible Tent Cottage Thematic Historic District, and whether they are a contributor or non-contributor to the district, is provided in **Appendix H.5: Eligible Tent Cottage Thematic Historic District**.

²¹ National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (rev. 2002).

Figure 17: Potential Tent Cottage Historic District



Page & Turnbull (September 26, 2019)

Potential Tent Cottage Historic District

Contributor

The Potential Tent Cottage Historic District is a discontinuous thematic district, and as such does not have a boundary.

V. PACIFIC GROVE NEIGHBORHOOD CHARACTER LIST

Based on public feedback during the course of this project, Page & Turnbull recommends the implementation of a Neighborhood Character List that would capture properties that may contribute to the general character and aesthetics of Pacific Grove's historic neighborhoods but do not rise to a level of significance and/or historic integrity to be an eligible or listed historic resource. This includes properties that were previously on the HRI but have been removed due to lack of sufficient historic integrity required for individual historic resource eligibility.

Neighborhood Character List properties will have the '6L' California Historic Resource Status Code documented on their DPR 523 survey forms, which means that the resource was "determined ineligible for local listing or designation" but that it "may warrant special consideration in local planning" (see **Appendix G: OHP Resource Attribute Codes for definitions**).²² Properties on the Neighborhood Character List would not be qualified historic resources for the purposes of CEQA, and projects would generally not be subject to Historic Resource Commission (HRC) review or conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties because they are not listed or identified as eligible for listing in the National Register, California Register, or HRI as individual resources or contributors to a historic district.

Though these properties would not be required to be reviewed by the HRC, properties on the Neighborhood Character List would provide an "aesthetic benefit" to the City, which is a community value discussed in the Historic Preservation Ordinance under PGMC 23.76.010 (Purpose). These properties would be considered in urban design matters and design review. PGMC 23.70.030 (Staff Approvals) and PGMC 23.70.060 (Architectural Review Board) explain that staff and/or the Architectural Review Board (ARB) would review projects affecting these properties, inclusive of architectural permits for replacement of existing materials, major alterations to existing structures, new construction, demolition and reconstruction of structures, and compatibility of new construction with the neighborhood. It should be noted that implementation of the Neighborhood Character List may require minor changes to the Historic Preservation Ordinance.

Project review by staff and the ARB is guided by use of the *City of Pacific Grove Architectural Review Guidelines for Single-Family Residences* (2017). The Architectural Review Guidelines provide direction on issues of neighborhood compatibility; relationship to site and topography; mass and scale of a structure; and materials, texture, and color. Because many of the Architectural Review Guidelines focus on new construction, Page & Turnbull recommends that "Appendix I: Working with Buildings on the Historic Resources Inventory" be applied to projects involving alterations to existing properties on the Neighborhood Character List. The goal of using the *City of Pacific Grove Architectural Review Guidelines for Single-Family Residences* and Appendix I is to maintain the overall historic character of Pacific Grove's older neighborhoods, which can be achieved via compatible alterations/new construction.

²² If historic districts that are identified and recommended by Page & Turnbull in the HRI Survey Update are officially adopted by the City and/or designated to the National Register or California Register, properties currently given a '6L' status code as individual resources that have been identified as district contributors would require a change of status code.

Alterations that are more easily reversible, such as window and door replacements or porch alterations, may be reversed so that properties that were on the HRI prior to the survey update and have now been moved to the Neighborhood Character List may be incentivized to restore their properties, thus improving their building's integrity, so that they can be added back to the HRI if desired by the property owner.

Determining Eligibility for the Neighborhood Character List

As stated earlier, properties that are recommended for inclusion on the Neighborhood Character List contribute to the general character and aesthetics of Pacific Grove's historic neighborhoods, but do not rise to a level of significance and/or historic integrity to be eligible for the Pacific Grove HRI, California Register, and/or National Register.

When evaluating historic properties for inclusion on the recommended Neighborhood Character List, Page & Turnbull considered several factors. Most importantly, properties recommended for the Neighborhood Character List contribute to the character of the neighborhood and streetscape through height, massing, form, setback and/or architectural features. Although these properties have had incompatible alterations and/or additions, their historic form and architectural style are still at least partly legible. In some cases, the property may be a particularly old or rare property type, or have been of exceptionally good quality prior to incompatible alterations and/or additions.

Properties recommended for the Neighborhood Character List also are typically located in the older areas of Pacific Grove, where there is a concentration of other historic resources listed on the HRI or recommended for the Neighborhood Character List and the property contributes to an overall streetscape with historic character. In some cases, a building that does not have historic *significance* for individual listing in the HRI, National Register, and/or California Register may be a good candidate for the Neighborhood Character List. These buildings may be more modest in their design and architectural ornament, and/or are not representative of a particular style, but contribute to the overall character of the neighborhood through their massing, form, and setback.

VI. CONCLUSION

Prior to Page & Turnbull's 2018-2019 Pacific Grove Historic Resources Inventory Survey Update, the City's HRI consisted of approximately 1,280 properties. Since the HRI was established in 1978, many listed structures have changed over time, and some have been demolished. Page & Turnbull undertook a reconnaissance-level survey of each individual property to evaluate significance and integrity. Although only buildings already on the HRI were surveyed as part of this effort, while conducting fieldwork, Page & Turnbull made note of several buildings within the project boundary that appear to be eligible for listing on the HRI (see

Appendix D: List of Potential Additions to the Pacific Grove HRI). This list is not the result of a comprehensive survey of the city, and there may be other properties that are eligible for listing on the HRI.

The field survey effort was followed by a limited amount of individual property research for some properties, and was finalized with the preparation of State of California Department of Parks and Recreation (DPR) 523 individual survey forms for all properties surveyed (see **Appendix K: 2018-2019 Pacific Grove Historic Resources Survey Update DPR 523 Forms**). Throughout the Historic Resources Inventory Survey Update, Page & Turnbull relied upon the *Pacific Grove Historic Context Statement* to guide identification and evaluation of historic properties currently listed on the HRI.

As a result of the Survey Update effort, 72 percent of currently listed properties were identified to remain on the HRI. Of those properties, 683 properties appear eligible for only the HRI, and 249 properties are eligible for the HRI and appear also appear eligible for California Register and/or the National Register (see **Appendix A: List of Properties Recommended to Remain on HRI**). The Survey Update effort has resulted in a recommendation that 28 percent of listed properties be removed from the HRI (see **Appendix B: List of Properties Recommended for Removal from Pacific Grove HRI**). The vast majority of these properties have lost historic integrity, while a few did not appear to meet the eligibility requirements for historic significance. Most properties that had lost integrity featured an addition of some sort, and many featured cumulative changes such as replacement cladding, replacement windows, altered rooflines, and/or other alterations. Two percent of total properties on the HRI had been entirely demolished.

The updated Pacific Grove Historic Resources Inventory is a living database that may be added to or amended in the future. DPR forms may be updated if additional historic resources are identified or corrections based on verifiable sources of information are communicated. The inventory can be updated with new information from verifiable sources or new evaluations by qualified professionals.

In addition to individual evaluations of approximately 1,280 properties, Page & Turnbull identified five historic districts that are potentially eligible for the National Register and/or California Register. These five historic districts are composed of a total of 329 properties, 259 of which appear to be contributors to their respective historic districts.²³ Page & Turnbull has also recommended the

²³ Note that "property" refers to a legal parcel, not the number of buildings on the parcel; as such, the eligible Whispering Pines Historic District consists of only one property.

implementation of a “Pacific Grove Neighborhood Character List,” which would capture properties that may contribute to the general character and aesthetics of Pacific Grove’s historic neighborhoods but do not rise to a level of significance and/or historic integrity to be an eligible or listed historic resource. While properties on the Neighborhood Character List would not be considered historic resources for the purposes of CEQA, they could be addressed with special consideration by city staff. Two hundred three (203) properties were identified as eligible for the proposed Neighborhood Character List.

VII. APPENDICES

APPENDIX A: LIST OF PROPERTIES RECOMMENDED TO REMAIN ON HRI

The following table provides a list of 932 properties that are currently listed on the HRI, and were found eligible to remain on the HRI during the 2018-2019 Pacific Grove Historic Resources Inventory Survey Update effort. For more information on the evaluation of properties during the Pacific Grove Historic Resources Inventory Survey Update effort, see **Section III: Evaluation Methodology**.

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built ²⁴	Appears Eligible for NR and/or CR ²⁵	2018-2019 Survey Status Code
104 1st St	006223003000	Lena Dinsmore House	Circa 1900	Yes	5S1, 3S, 3CS
115 1st St	006224024000		1926	Yes	5S1, 3S, 3CS
216 1st St	006242004000	Lee House	1892	No	5S1
228 1st St	006242007000		1910	No	5S1
312 1st St	006248004000	Brokaw House	1888	No	5S1
112 2nd St	006222003000		Circa 1915	No	5S1
134 2nd St	006227002000		1925	Yes	5S1, 3S, 3CS
218 2nd St	006241018000		1930	No	5S1
313 2nd St	006248008000		1910	No	5S1
402 2nd St	006512005000		1910	Yes	5S1, 3S, 3CS
730 2nd St	006526014000		Circa 1900	No	5S1
106 3rd St	006221003000	Cummings House	1896	No	5S1
130 3rd St	006228003000		1910	No	5S1
210 3rd St	006255003000	Cornfoot House	1891	No	5S1
306 3rd St	006256003000		Circa 1890	Yes	5S1, 3S, 3CS
105 4th St	006221008000	Martine Inn	1915; 1925 remodel	No	5S1
125 4th St	006228012000		1924	No	5S1

²⁴ See **Section III.C Note About Year Built Dates** for a detailed methodology for assessing Year Built dates. See **Appendix C: Year Built Date Sources** for information about sources consulted.

²⁵ This column indicates whether or not the property appears to be individually eligible for the National Register and/or California Register. This is also reflected in the 2018-2019 Survey Status Code column at right, as '3S' indicates National Register eligibility and '3CS' indicates California Register eligibility.

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
128 4th St	006229002000	Hewett (A.H.) & Walton (H.A.) House	1915	Yes	5S1, 3S, 3CS
129 4th St	006228011000	Algeo (Obedience) House	1899	No	5S1
136 4th St	006229004000		1918	No	5S1
211 4th St	006255012000	North House	1891	No	5S1
218 4th St	006254004000		1912	Yes	5S1, 3S, 3CS
221 4th St	006255006000		1921	No	5S1
224 4th St	006254006000		1922	No	5S1
226 4th St	006254007000	Ryan House	1889	Yes	5S1, 3S, 3CS
402 4th St	006511016000		1923	No	5S1
105 5th St	006214004000		1918	No	5S1
128 5th St	006206004000		1928	No	5S1
135 5th St	006229007000		Circa 1914-1926	No	5S1
206 5th St	006253016000	Martin House	1891; 1938 remodel	No	5S1
224 5th St	006253015000		1922	No	5S1
307 5th St	006257007000	Hammett House	1899	No	5S1
310 5th St	006258003000	McFarland House	Circa 1898	No	5S1
312 5th St	006258004000	Jost House	1900	No	5S1
126 6th St	006205002000		Circa 1910	No	5S1
135 6th St	006206009000	Hill House	1893	No	5S1
136 6th St	006205012000		1915	No	5S1
140 6th St	006205006000	Olmstead House	1893	No	5S1
222 6th St	006252005000	Duncan (Belle M.) House	Circa 1892	No	5S1
223 6th St	006253014000	Allen (Mary) House	1898	No	5S1
106 7th St	006216002000	Everett Pomeroy House	1883	Yes	5S1, 3S, 3CS
136 7th St	006204004000		1920	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
139 7th St	006205009000	Bryant House	1924	Yes	5S1, 3S, 3CS
144 7th St	006204006000	Phillips House	1888	No	5S1
306 7th St	006265002000	Mann House	1898	No	5S1
415 7th St	006504008000		1916	No	5S1
501 7th St	006505001000		Circa 1930	Yes	5S1, 3S, 3CS
502 7th St	006506002000		1926	Yes	5S1, 3S, 3CS
511 7th St	006505009000		1900	No	5S1
113 8th St	006216007000	Beans House	1888	No	5S1
116 8th St	006217005000	Mendenhall House	1891	No	5S1
117 8th St	006216006000	Joel Beans House	1895	No	5S1
120 8th St	006217012000	Trigo House	1894	No	5S1
140 8th St	006203001000	St. Angela's School	Circa 1948	No	5S1
143 8th St	006204017000	Hooper House	1896	No	5S1
146 8th St	006207006000	Philip Oyer House	1890	Yes	5S1, 3S, 3CS
153 8th St	006204008000	Phillips House	1897	Yes	5S1, 3S, 3CS
205 8th St	006251014000		1922	No	5S1
215 8th St	006251011000		1922	No	5S1
220 8th St	006264007000		1915	No	5S1
305 8th St	006265012000		Circa 1901	No	5S1
316 8th St	006266007000	Gordon House	1890	Yes	5S1, 3S, 3CS
406 8th St	006502009000	Watson House	1899	Yes	5S1, 3S, 3CS
407 8th St	006503010000		1911	No	5S1
110 9th St	006218002000		1915	No	5S1
117 9th St	006217009000		1920	No	5S1
118 9th St	006218004000		Circa 1907	No	5S1
121 9th St	006217008000	Oliver House	Circa 1887	No	5S1
146 9th St	006202003000		1920	No	5S1
211 9th St	006264013000		1915	No	5S1
212 9th St	006263004000	Sherwood House	1888	Yes	5S1, 3S, 3CS

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
215 9th St	006264011000		1900	No	5S1
220 9th St	006263007000	Knowles House	1888	No	5S1
305 9th St	006266004000		Circa 1887	No	5S1
310 9th St	006267004000		1926	No	5S1
314 9th St	006267005000		1926	No	5S1
410 9th St	006501004000		1900	No	5S1
505 9th St	006507011000	Schaefer House	1895	No	5S1
508 9th St	006508003000	Moorehead House	1900	No	5S1
511 9th St	006507013000		1900	No	5S1
520 9th St	006508006000	Wright House	1893	No	5S1
111 10th St	006218001000		1920	Yes	5S1, 3S, 3CS
116 10th St	006219003000		1920	No	5S1
117 10th St	006218010000	Brown House	1888	No	5S1
306 10th St	006268003000		1920	No	5S1
410 10th St	006494004000		1915	No	5S1
509 10th St	006508010000	Ware House	1891	No	5S1
515 10th St	006508008000		1896	No	5S1
113 11th St	006186006000		1915	Yes	5S1, 3S, 3CS
116 11th St	006185004000		Circa 1910	Yes	5S1, 3S, 3CS
122 11th St	006188002000		Circa 1926	No	5S1
147 11th St	006196001000	Steinbeck Cottage	1915	Yes	5S1, 3S, 3CS
148 11th St	006197002000		1910	No	5S1
151 11th St	006196008000		1910	No	5S1
202 11th St	006275002000		1915	Yes	5S1, 3S, 3CS
212 11th St	006275004000		1900	No	5S1
308 11th St	006276003000		1913	No	5S1
310 11th St	006276004000		1900	No	5S1
311 11th St	006269008000	Knowles House	1895	Yes	5S1, 3S, 3CS
313 11th St	006269007000		1916	Yes	5S1, 3S, 3CS
314 11th St	006276005000		1905	No	5S1
506 11th St	006497004000		Circa 1910	Yes	5S1, 3S, 3CS

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
507 11th St	006496003000		1906	No	5S1
117 12th St	006184012000		1915	Yes	5S1, 3S, 3CS
119 12th St	006184011000	Burnham House	1899	Yes	5S1, 3S, 3CS
139 12th St	006193006000		1910	Yes	5S1, 3S, 3CS
146 12th St	006192002000	St. Mary's By-The-Sea	1887	Yes	5S1, 3S, 3CS
152 12th St	006199010000	Bonney House	1900	No	5S1
154 12th St	006199011000	Fiese House	1883	No	5S1
158 12th St	006199003000	Fiese House	1901	No	5S1
160 12th St	006199004000		Circa 1906	Yes	5S1, 3S, 3CS
164 12th St	006199005000	Fiese House	1895	No	5S1
209 12th St	006274008000		1906	No	5S1
305 12th St	006277009000		1907	No	5S1
415 12th St	006491008000		Circa 1915	No	5S1
517 12th St	006498009000	Richardson House	1896	No	5S1
520 12th St	006485007000	Allen House	1895	No	5S1
108 13th St	006183004000	Huntoon House	1913	No	5S1
120 13th St	006183008000	Dixon House	1889	No	5S1
122 13th St	006183009000	Jamison House	1901	No	5S1
149 13th St	006199001000	Mrs. C.D. Smith House	1901	No	5S1
155 13th St	006199008000		1890	No	5S1
159 13th St	006199007000	Water House	1884	No	5S1
212 13th St	006272005000		1905	Yes	5S1, 3S, 3CS
214 13th St	006272006000		1899	No	5S1
308 13th St	006279003000	McMillan House	1893	Yes	5S1, 3S, 3CS
312 13th St	006279004000		1910	No	5S1
507 13th St	006485011000		1910	No	5S1
513 13th St	006485010000		Circa 1905	No	5S1
107 14th St	006183016000	Huntoon House	1898	Yes	5S1, 3S, 3CS
121 14th St	006183011000	Jennie Stafford House	Circa 1905-1914	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
125 14th St	006183010000		1910	No	5S1
144 14th St	006175006000	Hoyt House	1891	Yes	5S1, 3S, 3CS
153 14th St	006176007000		1907	No	5S1
156 14th St	006177012000		Circa 1905	Yes	5S1, 3S, 3CS
206 14th St	006271005000	Work House	1901	Yes	5S1, 3S, 3CS
207 14th St	006272011000	Palmer House	1894	No	5S1
209 14th St	006272004000	Fifield House	1894	No	5S1
211 14th St	006272012000		1900	No	5S1
218 14th St	006271008000	Smith House	1893	No	5S1
306 14th St	006285003000		1920	No	5S1
310 14th St	006285005000		1908	No	5S1
313 14th St	006279009000		1920	No	5S1
721 14th St	006536018000		1925	No	5S1
923 14th St	006683016000		Circa 1919	Yes	5S1, 3S, 3CS
926 14th St	006682007000		1926	Yes	5S1, 3S, 3CS
104 15th St	006181003000	Miller House	1892	No	5S1
107 15th St	006182013000		1900	Yes	5S1, 3S, 3CS
108 15th St	006181004000	Bowman House	1888	No	5S1
113 15th St	006182011000	Mrs. Mary E. Olason House	1888	No	5S1
122 15th St	006181008000		1905	No	5S1
151 15th St	006177010000	Coffin House	1896	No	5S1
155 15th St	006177009000	Mrs. E. Beach House	1884	Yes	5S1, 3S, 3CS
157 15th St	006177011000		Circa 1907	No	5S1
160 15th St	006178004000	Dills House	1886	No	5S1
205 15th St	006271016000		1942	No	5S1
215 15th St	006271012000		1905	No	5S1
315 15th St	006285009000		Circa 1900	No	5S1
108 16th St	006154004000	O'Brien House	1893	No	5S1
110 16th St	006154005000		1903	No	5S1
118 16th St	006154008000	Chandler House	1891	Yes	5S1, 3S, 3CS
122 16th St	006154022000	Kirk House	1891	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
125 16th St	006156024000	Hadley House	1899	Yes	5S1, 3S, 3CS
128 16th St	006154012000		1913	No	5S1
137 16th St	006165017000	Mrs. Caroline Thornton House	1883	Yes	5S1, 3S, 3CS
140 16th St	006164004000	Smith House	1900	No	5S1
142 16th St	006164019000	Smith House	1901	No	5S1
148 16th St	006164007000	Treadwell House	1897	Yes	5S1, 3S, 3CS
150 16th St	006164009000		Circa 1901	Yes	5S1, 3S, 3CS
152 16th St	006164009000		Circa 1901	Yes	5S1, 3S, 3CS
154 16th St	006164009000	Beighle House	Circa 1905	No	5S1
224 16th St	006294008000		Circa 1897-1905	Yes	5S1, 3S, 3CS
312 16th St	006295012000	Ketcham's Barn	1891	Yes	5S1, 3S, 3CS
409 16th St	006481007000		1905	No	5S1
412 16th St	006474004000		1916	No	5S1
415 16th St	006481006000		1900	No	5S1
506 16th St	006475003000		1900	No	5S1
769 16th St	006294008000	Lowe House	Circa 1897	Yes	5S1, 3S, 3CS
166 17 Mile Dr	006121038000		Circa 1939	Yes	5S1, 3S, 3CS
216 17 Mile Dr	006351006000		1920	No	5S1
229 17 Mile Dr	006341026000		1925	No	5S1
106 17th St	006153004000		1915	No	5S1
110 17th St	006153005000	Ellis Rickards	1905	No	5S1
112 17th St	006153019000		1910	No	5S1
115 17th St	006154016000		1905	No	5S1
116 17th St	006153008000		1921	No	5S1
118 17th St	006153009000		Circa 1908	Yes	5S1, 3S, 3CS
121 17th St	006154015000		Circa 1928	No	5S1
122 17th St	006153018000		1916	No	5S1
130 17th St	006163016000		1915	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
134 17th St	006163002000		Circa 1910	No	5S1
135 17th St	006164016000		1885	No	5S1
137 17th St	006164014000		Circa 1885-1888	No	5S1
138 17th St	006163004000		Circa 1911	No	5S1
139 17th St	006164013000	Sanders House	1892	No	5S1
140 17th St	006163005000		Circa 1928	No	5S1
141 17th St	006164012000		1904	Yes	5S1, 3S, 3CS
144 17th St	006163006000		Circa 1929	Yes	5S1, 3S, 3CS
150 17th St	006163008000		1923	No	5S1
212 17th St	006293006000	Gunter House	1888	No	5S1
214 17th St	006293007000	Gunter House	1887	No	5S1
216 17th St	006293008000	Heyler House	1892	No	5S1
218 17th St	006293009000	Harness House	1888	No	5S1
220 17th St	006293010000	Harness House	1888	No	5S1
222 17th St	006293011000	Cook & Fisher House	1887	No	5S1
226 17th St	006293012000		1893	No	5S1
231 17th St	006294013000		Circa 1938	No	5S1
232 17th St	006293014000		1893	No	5S1
306 17th St	006296013000		1899	No	5S1
310 17th St	006296005000	Smith House	1899	No	5S1
312 17th St	006296006000		Circa 1910	No	5S1
316 17th St	006296007000	Cathwesen House	1894	No	5S1
320 17th St	006296008000	Weaver House	1899	Yes	5S1, 3S, 3CS
406 17th St	006473003000		1904	Yes	5S1, 3S, 3CS
407 17th St	006474009000	Boswell House	1894	No	5S1
408 17th St	006473004000		1909	No	5S1
414 17th St	006473011000	Warren House	1899	No	5S1
416 17th St	006473012000		1889	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
509 17th St	006475006000	Lozier House	1899	No	5S1
512 17th St	006476004000		Circa 1914	No	5S1
605 17th St	006542015000		Circa 1920	No	5S1
621 17th St	006542012000		Circa 1923	No	5S1
108 18th St	006152004000	Farrington House	1886	Yes	5S1, 3S, 3CS
110 18th St	006152005000	Goodall & Farrington Houses	1884	Yes	5S1, 3S, 3CS
112 18th St	006152006000	Goodall & Farrington Houses	1886	Yes	5S1, 3S, 3CS
120 18th St	006152009000	Esterbrook House	1886	No	5S1
122 18th St	006152010000	Howes House	1888	No	5S1
124 18th St	006152020000	McCow House	1887	Yes	5S1, 3S, 3CS
132 18th St	006162004000	Miss Fannie Pike House	1888	No	5S1
135 18th St	006163013000		1907	Yes	5S1, 3S, 3CS
136 18th St	006162006000	Emmal House	1886	Yes	5S1, 3S, 3CS
137 18th St	006163017000		Circa 1909	No	5S1
139 18th St	006163018000		1927	No	5S1
140 18th St	006162008000		1892	No	5S1
142 18th St	006162009000		1904	Yes	5S1, 3S, 3CS
143 18th St	006163011000		1920	No	5S1
146 18th St	006162010000	Tracey House	1901	Yes	5S1, 3S, 3CS
147 18th St	006163009000		Circa 1914	No	5S1
150 18th St	006162012000	Wythe House	1895	Yes	5S1, 3S, 3CS
205 18th St	006293025000	Larleton House	1887	No	5S1
207 18th St	006293024000	Alexander House	1894	No	5S1
210 18th St	006292004000	Woodruff House	1887	No	5S1
215 18th St	006293022000	Heyler House	Circa 1888	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
216 18th St	006292006000	Stewart House	1895	Yes	5S1, 3S, 3CS
217 18th St	006293021000		1887	No	5S1
219 18th St	006293020000		1905	No	5S1
221 18th St	006293019000		1905	Yes	5S1, 3S, 3CS
221-A 18th St	006293020000		1905	Yes	5S1, 3S, 3CS
223 18th St	006293018000	Haydock House	Circa 1892	No	5S1
224 18th St	006292008000	Case House	1891	No	5S1
226 18th St	006292009000		1926	No	5S1
228 18th St	006292010000	Tuttle House	1894	No	5S1
229 18th St	006293016000		1905	Yes	5S1, 3S, 3CS
231 18th St	006293016000		1905	No	5S1
234 18th St	006292011000	Shirley House. Philbrick House.	1899	No	5S1
305 18th St	006296011000	Belcher House	1898	No	5S1
309 18th St	006296010000		1906	No	5S1
309.5 18th St	006296010000		Circa 1905	No	5S1
310 18th St	006297014000		1905	Yes	5S1, 3S, 3CS
311 18th St	006296010000		Circa 1905	No	5S1
316 18th St	006297016000		1905	Yes	5S1, 3S, 3CS
318 18th St	006297004000		1904	No	5S1
410 18th St	006472004000		1905	No	5S1
411 18th St	006473010000		Circa 1922	No	5S1
509 18th St	006476008000	Tubb House	1895	No	5S1
105 19th St	006152019000	Aldrich House	1900	Yes	5S1, 3S, 3CS
106 19th St	006151002000	Applewood House	1885	Yes	5S1, 3S, 3CS
107 19th St	006152018000	Morehead House	Circa 1890	No	5S1
108 19th St	006151003000	Johnston House	Circa 1892	Yes	5S1, 3S, 3CS
110 19th St	006151004000		1910	No	5S1
112 19th St	006151005000	Dexter House	1887	No	5S1
113 19th St	006152015000	Ross House	1886	Yes	5S1, 3S, 3CS

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
114 19th St	006151006000		Circa 1905	No	5S1
115 19th St	006152014000	Black House	1891	Yes	5S1, 3S, 3CS
115.5 19th St	006152014000		Circa 1897-1905	No	5S1
116 19th St	006151007000		Circa 1905	No	5S1
117 19th St	006152013000		Circa 1890	No	5S1
118 19th St	006151008000	Hersey House	1884	No	5S1
121 19th St	006152012000	Austin Kellogg House	1910	No	5S1
122 19th St	006151010000	Kellogg House	1883	Yes	5S1, 3S, 3CS
127 19th St #129	006162001000	Mrs. Nantie E. May House	1887	Yes	5S1, 3S, 3CS
128 19th St	006161001000		1910	Yes	5S1, 3S, 3CS
129 19th St	006162020000	Mrs. Nantie E. May Houses	Circa 1904	No	5S1
131 19th St	006162019000	Arnold House	1888	Yes	5S1, 3S, 3CS
132 19th St	006161003000	Gould House	1887	No	5S1
133 19th St	006162018000	French House	Circa 1888	No	5S1
134 19th St	006161004000	Mc Croskey House	1894	Yes	5S1, 3S, 3CS
135 19th St	006162017000	Soper House	1903	No	5S1
136 19th St	006161005000	Johnson House	1883	No	5S1
138 19th St	006161006000		1905	No	5S1
139 19th St	006162016000	E.B. Beard House	Circa 1880	Yes	5S1, 3S, 3CS
140 19th St	006161007000	Mrs. Jane Collins House	1893	No	5S1
141 19th St	006162015000		1895	No	5S1
142 19th St	006161008000	Caufield House	1904	Yes	5S1, 3S, 3CS
143 19th St	006162014000	Bentley House	1885	No	5S1
146 19th St	006161011000		Circa 1910	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
150 19th St	006161013000	Toad Hall	Circa 1904	Yes	5S1, 3S, 3CS
153 19th St	006168001000	Mindard House	1887	No	5S1
160 19th St	006169003000		1898	No	5S1
206 19th St	006291003000	Kent House	1888	Yes	5S1, 3S, 3CS
209 19th St	006292020000	Hood House	1892	No	5S1
210 19th St	006291004000	Cummings House	1938	No	5S1
217 19th St	006292018000		Circa 1922	No	5S1
218 19th St	006291007000		Circa 1898	No	5S1
219 19th St	006292017000		Circa 1910	No	5S1
220 19th St	006291008000	Cummings House	1887	No	5S1
222 19th St	006291009000	Wagner House	1896	No	5S1
226 19th St	006291023000		1903	Yes	5S1, 3S, 3CS
227 19th St	006292015000	Rosendale House	1893	No	5S1
229 19th St	006292014000	Rosendale House	1893	Yes	5S1, 3S, 3CS
230 19th St	006291013000		Circa 1920	No	5S1
231 19th St	006292013000	Rosendale House	1898	Yes	5S1, 3S, 3CS
233 19th St	006292013000		1898	Yes	5S1, 3S, 3CS
233.5 19th St	006292013000		1898	Yes	5S1, 3S, 3CS
504 19th St	006478002000		Circa 1930	No	5S1
506 19th St	006478003000		1904	No	5S1
520 19th St	006478006000	Dangerfield House	1892	No	5S1
602 19th St	006554002000		Circa 1906	No	5S1
606 19th St	006554003000		1910	No	5S1
609 19th St	006541024000		1909	No	5S1
702 19th St	006555002000		Circa 1923	Yes	5S1, 3S, 3CS
717 19th St	006548010000		Circa 1933	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
124 20th St	006143014000	Buffam House	1891	No	5S1
211 Alder St	006343012000		Circa 1916	No	5S1
214 Alder St	006346002000		Circa 1918	No	5S1
215 Alder St	006343011000		1910	No	5S1
232 Alder St	006346005000		Circa 1925	No	5S1
235 Alder St	006343008000		1916	No	5S1
236 Alder St	006346006000		Circa 1926	No	5S1
238 Alder St	006346007000		Circa 1926	No	5S1
243 Alder St	006332012000		Circa 1921	Yes	5S1, 3S, 3CS
253 Alder St	006332016000		1908	No	5S1
301 Alder St	006337001000	Curtis House	1897	No	5S1
317 Alder St	006337006000		1910	No	5S1
405 Alder St	006442006000	Casper House	1888	No	5S1
419 Alder St	006442004000	Cothrin House	1899	Yes	5S1, 3S, 3CS
1335 Arena Ave	007061003000		Circa 1920	No	5S1
865 Balboa Ave	006064014000		1918	No	5S1
781 Bayview Ave	006142003000		Circa 1930	Yes	5S1, 3S, 3CS
785 Bayview Ave	006142002000		Circa 1920	No	5S1
851 Bayview Ave	006133005000		Circa 1924	No	5S1
224 Bentley St	006348011000		Circa 1925	No	5S1
227 Bentley St	006347003000		1926	No	5S1
230 Bentley St	006348004000		Circa 1923	No	5S1
238 Bentley St	006348006000		Circa 1920	No	5S1
147 Caledonia	006161010000		Circa 1928	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
114 Caledonia St	006145006000		1905	Yes	5S1, 3S, 3CS
116 Caledonia St	006145018000		Circa 1910-1926	No	5S1
118 Caledonia St	006145019000	Waterhouse House	1883	No	5S1
120 Caledonia St	006145020000	Dresser House	1885	No	5S1
124 Caledonia St	006145007000	Elwood House	1894	No	5S1
141 Caledonia St	006161009000		1905	No	5S1
116 Carmel Ave	006184006000		1915	Yes	5S1, 3S, 3CS
119 Carmel Ave	006185005000		1915	Yes	5S1, 3S, 3CS
139 Carmel Ave	006194010000	Know House	Circa 1914-1926	No	5S1
143 Carmel Ave	006194008000	Henderson House	1888	No	5S1
144 Carmel Ave	006193008000	Miller House	1886	No	5S1
148 Carmel Ave	006193010000	Miller House	1895	No	5S1
151 Carmel Ave	006197001000	McNiell House	1898	Yes	5S1, 3S, 3CS
165 Carmel Ave	006197010000	Chestnut House	1895	No	5S1
166 Carmel Ave	006198004000	A. Litchfield House	1884	No	5S1
207 Carmel Ave	006275009000		1905	No	5S1
208 Carmel Ave	006274003000		1902	No	5S1
209 Carmel Ave	006275008000	Gregg House	1901	No	5S1
216 Carmel Ave	006274005000		1905	No	5S1
306 Carmel Ave	006277003000		1904	No	5S1
311 Carmel Ave	006276009000		1906	No	5S1
312 Carmel Ave	006277010000	Waterhouse House	1894	No	5S1
315 Carmel Ave	006276008000		1904	Yes	5S1, 3S, 3CS
405 Carmel Ave	006492011000		1906	No	5S1
407 Carmel Ave	006492010000		1905	No	5S1
410 Carmel Ave	006491012000		1906	Yes	5S1, 3S, 3CS
411 Carmel Ave	006492009000		1904	No	5S1
416 Carmel Ave	006491005000		1905	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
505 Carmel Ave	006497010000		Circa 1912	No	5S1
507 Carmel Ave	006497009000		Circa 1918	No	5S1
210 Cedar St	006311011000		1905	No	5S1
215 Cedar St	006312013000		1904	No	5S1
304 Cedar St	006328001000	Whispering Pines	1924	No	5S1
306 Cedar St	006328001000	Whispering Pines	1924	No	5S1
310 Cedar St	006328001000	Whispering Pines	1924	No	5S1
314 Cedar St	006328001000	Whispering Pines	1924	No	5S1
318 Cedar St	006328001000	Whispering Pines	1924	No	5S1
509 Cedar St	006457010000		1902	No	5S1
618 Cedar St	006563006000		Circa 1926	Yes	5S1, 3S, 3CS
178 Central Ave	006235014000		1911	Yes	5S1, 3S, 3CS
190 Central Ave	006235001000		1913	Yes	5S1, 3S, 3CS
201 Central Ave	006225002000		1925	Yes	5S1, 3S, 3CS
225 Central Ave	006225001000	Senator Benjamin J. Langford House	1884	Yes	5S1, 3S, 3CS
231 Central Ave	006227001000	Clark House	1887	No	5S1
252 Central Ave	006221007000		1920	No	5S1
270 Central Ave	006214002000		Circa 1905	No	5S1
281 Central Ave	006206002000		1915	No	5S1
284 Central Ave	006215003000		1915	No	5S1
288 Central Ave	006215004000	Mrs. H.A. Maynard House	1888	No	5S1
291 Central Ave	006206001000		Circa 1925	No	5S1
312 Central Ave	006215008000	Miss Margaret Tennant House	1885	No	5S1
321 Central Ave	006204015000		1915	No	5S1
322 Central Ave	006216004000	Stuart House	1901	No	5S1
332 Central Ave	006216005000		1920	No	5S1
352 Central Ave	006217007000	Charles E. Davison House	1888	Yes	5S1, 3S, 3CS
372 Central Ave	006218008000	Sedgeley House	1893	Yes	5S1, 3S, 3CS

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
381 Central Ave	006201002000		1908	No	5S1
388 Central Ave	006219007000		1915	Yes	5S1, 3S, 3CS
402 Central Ave	006187003000		1920	Yes	5S1, 3S, 3CS
403 Central Ave	006195002000	Rockefeller House	1920	No	5S1
410 Central Ave	006187001000		1925	Yes	5S1, 3S, 3CS
411 Central Ave	006195001000		Circa 1910	No	5S1
422 Central Ave	006188003000		1910	Yes	5S1, 3S, 3CS
431 Central Ave	006194001000		Circa 1930	No	5S1
432 Central Ave	006188004000		1910	No	5S1
441 Central Ave	006193002000		1920	No	5S1
450 Central Ave	006184009000		1910	Yes	5S1, 3S, 3CS
451 Central Ave	006193001000		1905	No	5S1
481 Central Ave	006191003000	Mayflower Congregational Church	Circa 1922	Yes	5S1, 3S, 3CS
584 Central Ave	006165010000	Chamber of Commerce	1938	No	5S1
588 Central Ave	006165011000	Lawrey House / Kit House	1887	Yes	5S1, 3S, 3CS
592 Central Ave	006165012000	Lawrey House; Kit House	1887	Yes	5S1, 3S, 3CS
667 Central Ave	006169001000	Mrs. L.E. Higgins House	1884	No	5S1
215 Chestnut St	006344021000		Circa 1930	No	5S1
218 Chestnut St	006343004000		1908	No	5S1
231 Chestnut St	006344011000		Circa 1922	No	5S1
235 Chestnut St	006344010000		1905	No	5S1
242 Chestnut St	006332002000		Circa 1916	No	5S1
246 Chestnut St	006332003000		1904	No	5S1
248 Chestnut St	006332004000		Circa 1918	Yes	5S1, 3S, 3CS
249 Chestnut St	006333008000		1909	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
252 Chestnut St	006332005000	Hare House	1899	No	5S1
256 Chestnut St	006332015000		1899	No	5S1
309 Chestnut St	006336006000		Circa 1922	No	5S1
505 Chestnut St	006446008000		1903	No	5S1
506 Chestnut St	006447009000		Circa 1920	No	5S1
520 Chestnut St	006447003000		Circa 1910	No	5S1
44 Companion Way	006041005000		Circa 1930	Yes	5S1, 3S, 3CS
213 Congress Ave	006318010000		1906	Yes	5S1, 3S, 3CS
215 Congress Ave	006318009000		1908	Yes	5S1, 3S, 3CS
217 Congress Ave	006318008000		1908	No	5S1
225 Congress Ave	006304012000		1904	No	5S1
229 Congress Ave	006304011000		1890	No	5S1
233 Congress Ave	006304010000		1908	No	5S1
237 Congress Ave	006304009000		Circa 1910	No	5S1
240 Congress Ave	006303007000	Mc Kay House	1890	Yes	5S1, 3S, 3CS
307 Congress Ave	006305012000	Barber House	1900	No	5S1
314 Congress Ave	006306004000	Victoria Brown House	1893	Yes	5S1, 3S, 3CS
413 Congress Ave	006464007000		1905	No	5S1
414 Congress Ave	006463004000		Circa 1922	No	5S1
501 Congress Ave	006465001000		1905	No	5S1
506 Congress Ave	006466003000		1909	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
510 Congress Ave	006466004000		Circa 1922	No	5S1
513 Congress Ave	006465010000		Circa 1922	No	5S1
514 Congress Ave	006466011000		1904	No	5S1
515 Congress Ave	006465009000	Saint House	1892	No	5S1
518 Congress Ave	006466007000	Strong House	1890	No	5S1
519 Congress Ave	006465007000		1905	No	5S1
602 Congress Ave	006553015000		1909	No	5S1
605 Congress Ave	006554011000		1930	No	5S1
607 Congress Ave	006554012000		1923	No	5S1
622 Congress Ave	006553005000		1909	No	5S1
701 Congress Ave	006555001000	Carmack	1910	No	5S1
714 Congress Ave	006556006000		Circa 1923	No	5S1
717 Congress Ave	006555011000		Circa 1922	No	5S1
802 Congress Ave	006641001000		1910	No	5S1
211 Cypress Ave	006317008000		1906	Yes	5S1, 3S, 3CS
222 Cypress Ave	006302002000		1898	No	5S1
227 Cypress Ave	006303012000	Gallagher House	1892	No	5S1
232 Cypress Ave	006302003000		1918	No	5S1
233 Cypress Ave	006303010000		1909	No	5S1
236 Cypress Ave	006302004000		1904	Yes	5S1, 3S, 3CS
305 Cypress Ave	006306009000	Colerich House	1892	No	5S1
420 Cypress Ave	006462009000	Foster House	1895	No	5S1
869 Del Monte Blvd	006063016000		1924	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
905 Del Monte Blvd	006034003000		Circa 1930	No	5S1
915 Del Monte Blvd	006034001000		1925	No	5S1
212 Eardley Ave	006244008000		Circa 1904	No	5S1
320 Eardley Ave	006247008000		1925	No	5S1
321 Eardley Ave	006246006000		1920	Yes	5S1, 3S, 3CS
323 Eardley Ave	006246007000		1907	Yes	5S1, 3S, 3CS
324 Eardley Ave	006247009000		Circa 1922	No	5S1
325 Eardley Ave	006246008000		1909	No	5S1
328 Eardley Ave	006247010000		1926	No	5S1
329 Eardley Ave	006246011000		Circa 1924	No	5S1
405 Eardley Ave	006514002000		Circa 1928	No	5S1
420 Eardley Ave	006513003000		Circa 1910	No	5S1
425 Eardley Ave	006514009000	John Steinbeck's Cottage	1913	Yes	5S1, 3S, 3CS
501 Eardley Ave	006516001000		1908	No	5S1
25 Esplanade	006025013000	Chase House	1926	No	5S1
189 Evans Ave	006239001000		1909	No	5S1
105 Forest Ave	006157023000		1926	No	5S1
106 Forest Ave	006156005000		1926	No	5S1
107 Forest Ave	006157022000		1926	No	5S1
108 Forest Ave	006156006000		1926	No	5S1
109 Forest Ave	006157021000		Circa 1905-1914	No	5S1
110 Forest Ave	006156007000		1926	No	5S1
112 Forest Ave	006156008000	W.H. Stephens House	Circa 1892	Yes	5S1, 3S, 3CS
116 Forest Ave	006156021000		1905	Yes	5S1, 3S, 3CS
118 Forest Ave	006156022000	Cox House	1912	No	5S1
119 Forest Ave	006157019000	Wilbur House	1885	Yes	5S1, 3S, 3CS

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
123 Forest Ave	006157018000	Mrs. C. L. Roe House; Grove Hall	1886	Yes	5S1, 3S, 3CS
124 Forest Ave	006156012000	Clayton House	1884	Yes	5S1, 3S, 3CS
129 Forest Ave	006157017000	Dallard House	1888	No	5S1
135 Forest Ave	006157015000	Mrs. Addie J. Jewell House	1887	No	5S1
136 Forest Ave	006165001000	Mrs. S.A. Virgin House / The Home Inn	1888	No	5S1
138 Forest Ave	006165002000	Mrs. Sarah Russell House	1887	No	5S1
140 Forest Ave	006165003000	Mrs. C. Thornton House	1887	No	5S1
144 Forest Ave	006165005000	Porter House	1891	No	5S1
156 Forest Ave	006165009000	Lawrey House	1895	No	5S1
164 Forest Ave	006171002000	Fales House	1896	No	5S1
166 Forest Ave	006171003000		1895	No	5S1
208 Forest Ave	006281010000		1904	No	5S1
209 Forest Ave	006282021000		Circa 1925	No	5S1
213 Forest Ave	006282019000		1903	No	5S1
214 Forest Ave	006281011000		1926	No	5S1
300 Forest Ave	006289012000	City Hall	1912	Yes	5S1, 3S, 3CS
305 Forest Ave	006288004000		Circa 1929	Yes	5S1, 3S, 3CS
405 Forest Ave	006482006000	Jubb House	1899	No	5S1
408 Forest Ave	006481003000		1908	No	5S1
409 Forest Ave	006482013000	Blythe House	1894	Yes	5S1, 3S, 3CS
413 Forest Ave	006482005000	Church House	1889	Yes	5S1, 3S, 3CS
414 Forest Ave	006481004000	Ivett House	1897	No	5S1
419 Forest Ave	006482004000		1905	No	5S1
420 Forest Ave	006481005000		1909	No	5S1
502 Forest Ave	006488001000	Tuck House	1900	No	5S1
514 Forest Ave	006488008000	S.E. Jubb House / Healy House	1889	Yes	5S1, 3S, 3CS
518 Forest Ave	006488005000		1905	No	5S1
519 Forest Ave	006487007000	Jubb House	1894	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
602 Forest Ave	006542003000		1911	No	5S1
605 Forest Ave	006543012000		Circa 1923	No	5S1
610 Forest Ave	006542005000		Circa 1929	No	5S1
615 Forest Ave	006543017000		Circa 1918	No	5S1
621 Forest Ave	006543009000		Circa 1911	No	5S1
624 Forest Ave	006542009000		1911	No	5S1
625 Forest Ave	006543008000		Circa 1910-1911	No	5S1
214 Forest Park Ct	006347010000		1926	No	5S1
235 Forest Park Ct	006346012000	M.L. Garman House	1922	No	5S1
104 Fountain Ave	006158002000	Seven Gables; Page House	1886	No	5S1
116 Fountain Ave	006158003000		1910	No	5S1
117 Fountain Ave	006181016000		1910	No	5S1
119 Fountain Ave	006181015000		1905	Yes	5S1, 3S, 3CS
120 Fountain Ave	006158005000		Circa 1907	No	5S1
121 Fountain Ave	006181014000		1905	Yes	5S1, 3S, 3CS
121.5 Fountain Ave	006181014000		1905	Yes	5S1, 3S, 3CS
129 Fountain Ave	006181021000		1925	No	5S1
130 Fountain Ave	006158007000		1905	No	5S1
134 Fountain Ave	006158008000	Spaw House	1883	No	5S1
135 Fountain Ave	006181010000	Tugboat House	1925	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
138 Fountain Ave	006158009000	Mrs. Muretta E. Steiner House	1892	Yes	5S1, 3S, 3CS
204 Fountain Ave	006283006000		Circa 1893	Yes	5S1, 3S, 3CS
212 Fountain Ave	006283008000		Circa 1905-1914	No	5S1
304 Fountain Ave	006287011000		1905	No	5S1
311 Fountain Ave	006286012000	Raymond House	1900	No	5S1
312 Fountain Ave	006287008000	Dyer House	1899	No	5S1
405 Fountain Ave	006484013000	Upton House	1889	Yes	5S1, 3S, 3CS
414 Fountain Ave	006483003000		1904	Yes	5S1, 3S, 3CS
416 Fountain Ave	006483004000		1905	Yes	5S1, 3S, 3CS
418 Fountain Ave	006483005000		1905	No	5S1
419 Fountain Ave	006484009000	Beebe House	1898	No	5S1
503 Fountain Ave	006484015000		Circa 1910	No	5S1
511 Fountain Ave	006484005000		Circa 1927	No	5S1
512 Fountain Ave	006486005000		1904	Yes	5S1, 3S, 3CS
909 Fountain Ave	006682001000		1920	Yes	5S1, 3S, 3CS
945 Fountain Ave	006682012000		1916	Yes	5S1, 3S, 3CS
415 Fountain Ave #B	006484010000		Circa 1910	No	5S1
389 Gibson Ave	006534016000		1912	Yes	5S1, 3S, 3CS
403 Gibson Ave	006535006000		Circa 1912-1915	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
419 Gibson Ave	006535003000		Circa 1925	Yes	5S1, 3S, 3CS
423 Gibson Ave	006535002000		Circa 1930	No	5S1
466 Gibson Ave	006531016000		Circa 1928	Yes	5S1, 3S, 3CS
555 Gibson Ave	006546001000	Forest Hill Hotel	1925	Yes	5S1, 3S, 3CS
609 Gibson Ave	006547019000		Circa 1910	No	5S1
622 Gibson Ave	006541007000		Circa 1930	No	5S1
632 Gibson Ave	006541008000		Circa 1930	No	5S1
650 Gibson Ave	006541017000		Circa 1915	No	5S1
682 Gibson Ave	006554018000		Circa 1905	No	5S1
721 Gibson Ave	006556002000		1909	No	5S1
782 Gibson Ave	006551009000		Circa 1936	No	5S1
803 Gibson Ave	006558002000	Arthur O. Gates House	1931	No	5S1
851 Gibson Ave	006564001000		Circa 1924	No	5S1
105 Grand Ave	006158001000		1910	No	5S1
106 Grand Ave	006157003000		1926	No	5S1
108 Grand Ave	006157004000		1926	No	5S1
109 Grand Ave	006158017000	Waterhouse House	1883	No	5S1
110 Grand Ave	006157005000	Magnolia Lodge	1882	No	5S1
114 Grand Ave	006157006000		1902	No	5S1
119 Grand Ave	006158014000		1910	No	5S1
126 Grand Ave	006157010000		Circa 1930	No	5S1
130 Grand Ave	006157011000		Circa 1905	No	5S1
134 Grand Ave	006157012000	Rogers	1887	Yes	5S1, 3S, 3CS

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
216 Grand Ave	006282007000	J.O. Johnson Commercial Row / Work house	1889	No	5S1
227 Grand Ave	006283009000		1911	No	5S1
409 Grand Ave	006483009000	Kellogg House	1891	No	5S1
419 Grand Ave	006483016000	Hadsell House	1890	No	5S1
502 Grand Ave	006487002000	George G. Green House	1890	No	5S1
505 Grand Ave	006486013000	Willow House	1888	No	5S1
507 Grand Ave	006486011000		1926	No	5S1
509 Grand Ave	006486010000		1905	Yes	5S1, 3S, 3CS
513 Grand Ave	006486008000		Circa 1911	No	5S1
211, 213, 215, 217, 219, 221 Grand Ave	006283016000; 00628301400; 006283013000; 006283012000	J.O. Johnson Commercial Row	Circa 1886-1889	Yes	5S1, 3S, 3CS
213 Granite St	006314009000	R. L. Holman House	1888	No	5S1
216 Granite St	006313015000	Ames House	1888	Yes	5S1, 3S, 3CS
217 Granite St	006314008000	Holman House	1894	Yes	5S1, 3S, 3CS
220 Granite St	006313006000	Kisling House	1888	No	5S1
222 Granite St	006313007000	Green House	1899	No	5S1
227 Granite St	006314006000		1905	Yes	5S1, 3S, 3CS
232 Granite St	006323002000		1895	No	5S1
233 Granite St	006324011000	Blood House	1893	No	5S1
235 Granite St	006324010000		Circa 1911	No	5S1
237 Granite St	006324004000		Circa 1908	No	5S1
239 Granite St	006324018000	Kendall House	1894	No	5S1
243 Granite St	006324016000	Johnson House	1900	Yes	5S1, 3S, 3CS
247 Granite St	006324009000		1907	No	5S1
314 Granite St	006326012000		Circa 1910	No	5S1
414 Granite St	006453006000		1909	Yes	5S1, 3S, 3CS
502 Granite St	006456002000	Old Dairy House	1892	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
509 Granite St	006455004000		Circa 1922	No	5S1
515 Granite St	006455005000		1915	No	5S1
605 Granite St	006552011000		Circa 1906	No	5S1
610 Granite St	006551006000		Circa 1930	No	5S1
617 Granite St	006552008000		Circa 1930	No	5S1
717 Granite St	006557012000		Circa 1926-1962	No	5S1
723 Granite St	006557011000		Circa 1935	No	5S1
254 Grove Acre Ave	006371019000	Pine Grove Sanitarium	1913	No	5S1
720 Grove St	006143016000	E.C. Buffum House; Sea Star House	1883	Yes	5S1, 3S, 3CS
519 Hillcrest Ave	006682003000		Circa 1931	No	5S1
523 Hillcrest Ave	006682002000		1917	No	5S1
549 Hillcrest Ave	006681011000		1915	Yes	5S1, 3S, 3CS
621 Jewell Ave	006153003000	Howes House	Circa 1905	No	5S1
625 Jewell Ave	006153002000	Rufus N. Howes House	1890	No	5S1
629 Jewell Ave	006153001000		Circa 1910	No	5S1
641 Jewell Ave	006152002000		1898	No	5S1
649 Jewell Ave	006152001000		Circa 1925	No	5S1
830 Jewell Ave	006093007000		1935	Yes	5S1, 3S, 3CS
288 Junipero Ave	006518012000		Circa 1888	No	5S1
303 Junipero Ave	006522002000		1908	No	5S1
383 Junipero Ave	006533003000		1911	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
401 Junipero Ave	006532007000		1909	No	5S1
440 Junipero Ave	006498010000		1916	No	5S1
451 Junipero Ave	006531008000		Circa 1933	No	5S1
472 Junipero Ave	006485008000		1907	No	5S1
485 Junipero Ave	006531003000		Circa 1920	No	5S1
551 Junipero Ave	006543003000		Circa 1918	No	5S1
561 Junipero Ave	006543002000		1922	Yes	5S1, 3S, 3CS
651 Junipero Ave	006541001000		Circa 1930	No	5S1
790 Junipero Ave	006456008000		Circa 1928	No	5S1
804 Junipero Ave	006457007000	Wolfe House	1891	No	5S1
844 Junipero Ave	006445009000		Circa 1922	No	5S1
215 Laurel Ave	006248001000		Circa 1914	No	5S1
226 Laurel Ave	006241026000		Circa 1936	Yes	5S1, 3S, 3CS
261 Laurel Ave	006257002000	Smith House	1888	No	5S1
344 Laurel Ave	006264008000		1906	Yes	5S1, 3S, 3CS
348 Laurel Ave	006264009000		1907	No	5S1
351 Laurel Ave	006266001000		1907	No	5S1
352 Laurel Ave	006264010000		Circa 1910	No	5S1
372 Laurel Ave	006263008000		Circa 1910	No	5S1
421 Laurel Ave	006276002000	Mrs. Clara W. Atherton House	1900	No	5S1
422 Laurel Ave	006275005000		1905	Yes	5S1, 3S, 3CS
426 Laurel Ave	006275006000		1905	Yes	5S1, 3S, 3CS
430 Laurel Ave	006275007000	Griggs House	1896	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
472 Laurel Ave	006273006000		Circa 1910	Yes	5S1, 3S, 3CS
483 Laurel Ave	006279002000		1905	Yes	5S1, 3S, 3CS
488 Laurel Ave	006272008000		1909	Yes	5S1, 3S, 3CS
489 Laurel Ave	006279001000	Gordon House	1892	No	5S1
509 Laurel Ave	006285001000	Partick House	1894	Yes	5S1, 3S, 3CS
521 Laurel Ave	006286003000		Circa 1895	No	5S1
630 Laurel Ave	006293015000		Circa 1910	Yes	5S1, 3S, 3CS
631 Laurel Ave	006296001000	Hasbrook House	1894	No	5S1
664 Laurel Ave	006291014000	Barber House	1886	Yes	5S1, 3S, 3CS
667 Laurel Ave	006298002000		1904	No	5S1
671 Laurel Ave	006298001000		1906	Yes	5S1, 3S, 3CS
688 Laurel Ave	006304007000	Barber House	1898	No	5S1
746 Laurel Ave	006301007000	Snapp House	1888	No	5S1
750 Laurel Ave	006301008000	Smith House	1888	No	5S1
762 Laurel Ave	006324017000	Dills House	1888	No	5S1
821 Laurel Ave	006328001000	Whispering Pines	1924	No	5S1
822 Laurel Ave	006321007000		1910	No	5S1
823 Laurel Ave	006328001000	Whispering Pines	1924	No	5S1
831 Laurel Ave	006328001000	Whispering Pines	1924	No	5S1
841 Laurel Ave	006335008000		Circa 1930	No	5S1
844 Laurel Ave	006334009000		1908	Yes	5S1, 3S, 3CS
872 Laurel Ave	006333007000		Circa 1910	Yes	5S1, 3S, 3CS
139 Lighthouse Ave	006243008000		1912	No	5S1
155 Lighthouse Ave	006243014000		1910	Yes	5S1, 3S, 3CS
173 Lighthouse Ave	006243016000		1917	No	5S1
179 Lighthouse Ave	006243021000		Circa 1916	Yes	5S1, 3S, 3CS
184 Lighthouse Ave	006239016000		Circa 1907	Yes	5S1, 3S, 3CS

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
189 Lighthouse Ave	006243001000		1909	No	5S1
203 Lighthouse Ave	006242002000		1908	No	5S1
250 Lighthouse Ave	006228009000	Anderson House	1891	No	5S1
289 Lighthouse Ave	006253001000	The Boulders; Stavrakis House	Circa 1888 (wall); Circa 1928 (main house)	Yes	5S1, 3S, 3CS
302 Lighthouse Ave	006205007000	Carver House	1891	Yes	5S1, 3S, 3CS
310 Lighthouse Ave	006205008000	Carver House	1891	No	5S1
322 Lighthouse Ave	006204007000		Circa 1910	No	5S1
331 Lighthouse Ave	006251001000		Circa 1918	No	5S1
341 Lighthouse Ave	006264002000		Circa 1930	No	5S1
410 Lighthouse Ave	006196007000		Circa 1903	No	5S1
429 Lighthouse Ave	006275001000		1906	Yes	5S1, 3S, 3CS
441 Lighthouse Ave	006274002000		Circa 1906	Yes	5S1, 3S, 3CS
442 Lighthouse Ave	006198005000		1915	No	5S1
481 Lighthouse Ave	006272002000	Lizzie House	1893	No	5S1
489 Lighthouse Ave	006272001000	Mrs. C.E. Palmer House	1887	Yes	5S1, 3S, 3CS
501 Lighthouse Ave	006271004000		1901	No	5S1
511 Lighthouse Ave	006271001000	Work House	1901	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
542 Lighthouse Ave	006173001000	Holman's Department Store	1924	Yes	5S1, 3S, 3CS
545 Lighthouse Ave	006283004000	Early Commercial Row	1894	No	5S1
547 Lighthouse Ave	006283003000	Early Commercial Row	1896	No	5S1
549 Lighthouse Ave	006283015000	Tuttle's Pharmacy	1888	No	5S1
553 Lighthouse Ave	006283001000	Early Commercial Row; Ray House	1887	Yes	5S1, 3S, 3CS
562 Lighthouse Ave	006172007000		1915	No	5S1
572 Lighthouse Ave	006172005000	Bank of Pacific	1906	Yes	5S1, 3S, 3CS
575 Lighthouse Ave	006282029000	E. Cooke Bank	1890	Yes	5S1, 3S, 3CS
588 Lighthouse Ave	006171006000; 006171007000		1934	No	5S1
599 Lighthouse Ave	006281001000	Rexall Drug Store, Purity Baker	1928	No	5S1
602 Lighthouse Ave	006166004000	Winston Hotel	1900	No	5S1
613 Lighthouse Ave	006294001000		1898	No	5S1
623 Lighthouse Ave	006293001000	Conover House	1897	No	5S1
649 Lighthouse Ave	006292001000	Dr. Andrew J. Hart Mansion	1894	Yes	5S1, 3S, 3CS
662 Lighthouse Ave	006169004000	Saline Williamson	1902	Yes	5S1, 3S, 3CS
721 Lighthouse Ave	006316002000		1903	Yes	5S1, 3S, 3CS
728 Lighthouse Ave	006146004000	Carruthers House	1884	No	5S1
744 Lighthouse Ave	006146002000		Circa 1930	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
759 Lighthouse Ave	006315012000	Priddy House	1887	No	5S1
765 Lighthouse Ave	006314015000		Circa 1890-1905	No	5S1
769 Lighthouse Ave	006314014000	R. L. Holman House	1889; c. 1927-30s remodel	Yes	5S1, 3S, 3CS
789 Lighthouse Ave	006313001000	Merchant House	Circa 1905-1920	No	5S1
792 Lighthouse Ave	006142039000		Circa 1920	Yes	5S1, 3S, 3CS
801 Lighthouse Ave	006312011000		1905	Yes	5S1, 3S, 3CS
821 Lighthouse Ave	006311002000		1916	No	5S1
832 Lighthouse Ave	006133010000		Circa 1938	Yes	5S1, 3S, 3CS
852 Lighthouse Ave	006133013000		Circa 1916	No	5S1
903 Lighthouse Ave	006342004000		Circa 1926	No	5S1
938 Lighthouse Ave	006134013000		Circa 1929	Yes	5S1, 3S, 3CS
1030 Lighthouse Ave	006123004000	LaPorte Mansion	1895	Yes	5S1, 3S, 3CS
1073 Lighthouse Ave	006361029000	Lamb Hall (Del Monte Military Academy)	Circa 1915	No	5S1
734 Lighthouse Ave #1/2	006146003000		1915	No	5S1
205 Lobos Ave	006316011000	Horner House	1894	Yes	5S1, 3S, 3CS
214 Lobos Ave	006315005000		1906	No	5S1
215 Lobos Ave	006316009000	Martha Cummings Residence	1905	Yes	5S1, 3S, 3CS
218 Lobos Ave	006315006000		1890	Yes	5S1, 3S, 3CS
222 Lobos Ave	006315007000		1925	Yes	5S1, 3S, 3CS

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
225 Lobos Ave	006302001000		1910	No	5S1
228 Lobos Ave	006301002000	Fisher House	1895	Yes	5S1, 3S, 3CS
229 Lobos Ave	006302010000		1910	No	5S1
230 Lobos Ave	006301003000	Hadley House	1892	Yes	5S1, 3S, 3CS
231 Lobos Ave	006302009000		1904	No	5S1
235 Lobos Ave	006302008000		1904	No	5S1
238 Lobos Ave	006301013000	Cox House	1886	Yes	5S1, 3S, 3CS
239 Lobos Ave	006302005000		1904	No	5S1
315 Lobos Ave	006307008000		1904	No	5S1
406 Lobos Ave	006461013000		Circa 1916	No	5S1
410 Lobos Ave	006461004000		Circa 1922	No	5S1
502 Lobos Ave	006468002000		1905	Yes	5S1, 3S, 3CS
506 Lobos Ave	006468003000		1909	No	5S1
508 Lobos Ave	006468004000		1908	No	5S1
512 Lobos Ave	006468005000		1922	No	5S1
516 Lobos Ave	006468012000		Circa 1924	No	5S1
602 Lobos Ave	006552012000		1909	No	5S1
724 Lobos Ave	006557006000		1925	No	5S1
241 Locust St	006321011000		1907	No	5S1
242 Locust St	006334003000		Circa 1908	Yes	5S1, 3S, 3CS
247 Locust St	006321009000		1909	No	5S1
303 Locust St	006328001000	Whispering Pines	1924	No	5S1
307 Locust St	006328001000	Whispering Pines	1924	No	5S1
311 Locust St	006328001000	Whispering Pines	1924	No	5S1
315 Locust St	006328001000	Whispering Pines	1924	No	5S1
809 Maple St	006632020000		Circa 1923	Yes	5S1, 3S, 3CS
859 Maple St	006634021000		Circa 1925	No	5S1
888 Maple St	006621026000		1950	No	5S1
672 Mermaid Ave	006081006000		Circa 1930	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
685 Mermaid Ave	006085003000		Circa 1922	No	5S1
701 Mermaid Ave	006074032000		1926	No	5S1
703 Mermaid Ave	006074031000		Circa 1920	No	5S1
705 Mermaid Ave	006074030000		1923	No	5S1
715 Mermaid Ave	006074027000		Circa 1920	No	5S1
723 Mermaid Ave	006074025000		Circa 1923	No	5S1
105 Monterey Ave	006219001000		1911	Yes	5S1, 3S, 3CS
148 Monterey Ave	006196002000	Mrs. Ella L. Mann House	1894	No	5S1
152 Monterey Ave	006196009000		1910	No	5S1
156 Monterey Ave	006196004000	Streib House	1887	No	5S1
157 Monterey Ave	006209010000	Palmer House	1888	No	5S1
420 Monterey Ave	006493006000	Sherwood House	1888	No	5S1
505 Monterey Ave	006495012000		Circa 1912	No	5S1
511 Monterey Ave	006495015000		1907	No	5S1
512 Monterey Ave	006496004000	Ellenwood Hospital; Bayview Hospital	1926	No	5S1
513 Monterey Ave	006495010000		Circa 1918	Yes	5S1, 3S, 3CS
181 Ocean View Blvd	006224005000		Circa 1923	No	5S1
245 Ocean View Blvd	006221002000		1915	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
301 Ocean View Blvd	006215013000	William Lacey House; Ivy Terrace Hall	1888	Yes	5S1, 3S, 3CS
321 Ocean View Blvd	006216001000		1910	Yes	5S1, 3S, 3CS
365 Ocean View Blvd	006212001000		1920	No	5S1
429 Ocean View Blvd	006185001000	John P. Pryor House	1906	Yes	5S1, 3S, 3CS
441 Ocean View Blvd	006184002000		1915	Yes	5S1, 3S, 3CS
451 Ocean View Blvd	006184001000		1915	No	5S1
485 Ocean View Blvd	006183003000		1910	No	5S1
509 Ocean View Blvd	006182001000		Circa 1920	No	5S1
561 Ocean View Blvd	006157002000		1922	No	5S1
565 Ocean View Blvd	006157002000		1922	No	5S1
567 Ocean View Blvd	006157001000		1921	No	5S1
667 Ocean View Blvd	006081007000		Circa 1920	No	5S1
679 Ocean View Blvd	006081003000		1924	No	5S1
703 Ocean View Blvd	006073006000		1928	No	5S1
837 Ocean View Blvd	006065024000		Circa 1936	No	5S1
857 Ocean View Blvd	006065004000		1924	Yes	5S1, 3S, 3CS
1051 Ocean View Blvd	006025001000	Chase House	1924	No	5S1
129 Pacific Ave	006144003000	James J. Stevinson House	1883	Yes	5S1, 3S, 3CS
138 Pacific Ave	006142047000	Maze House	1887	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
142 Pacific Ave	006142046000	Rev. A.C. McDougall House	1879	No	5S1
146 Pacific Ave	006142026000	Shearer House	1887	No	5S1
155 Pacific Ave	006143009000	Lawrey House	1890	Yes	5S1, 3S, 3CS
156 Pacific Ave	006142029000	Mc Kee House	1899	Yes	5S1, 3S, 3CS
159 Pacific Ave	006143007000		1905	Yes	5S1, 3S, 3CS
162 Pacific Ave	006142031000	Mrs. C.B. Sillman	1894	Yes	5S1, 3S, 3CS
163 Pacific Ave	006143005000		1927	No	5S1
169 Pacific Ave	006143003000		Circa 1897-1905	No	5S1
170 Pacific Ave	006142033000	Hessel House	1888	No	5S1
173 Pacific Ave	006143002000	Fisher House	1898	No	5S1
179 Pacific Ave	006143001000	Case House	1900	No	5S1
186 Pacific Ave	006142037000	Yeaman House	1884	No	5S1
211 Park St	006291021000		1887	No	5S1
212 Park St	006318005000		1907	No	5S1
214 Park St	006318006000		1903	No	5S1
217 Park St	006291020000		1909	No	5S1
218 Park St	006304002000		1897	No	5S1
219 Park St	006291019000		1904	No	5S1
219.5 Park St	006291019000		1904	No	5S1
231 Park St	006291017000		Circa 1912	No	5S1
233 Park St	006291016000	Bralee House	1889	No	5S1
238 Park St	006304006000	Sprague House	1891	No	5S1
302 Park St	006305002000	King House	1888	Yes	5S1, 3S, 3CS
306 Park St	006305003000		Circa 1900	No	5S1
307 Park St	006298011000		1908	No	5S1
308 Park St	006305004000		1905	Yes	5S1, 3S, 3CS
309 Park St	006298010000		Circa 1920	No	5S1
310 Park St	006305005000		1905	Yes	5S1, 3S, 3CS
410 Park St	006464003000		1901	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
411 Park St	006471010000	Pattison House	Circa 1928	Yes	5S1, 3S, 3CS
412 Park St	006464004000	Hopkins House	1901	Yes	5S1, 3S, 3CS
347 Pearl St	006217002000	Houghton House	1898	No	5S1
189 Pine Ave	006513002000		Circa 1930	No	5S1
203 Pine Ave	006513004000		1916	Yes	5S1, 3S, 3CS
232 Pine Ave	006249004000	Pomeroy House	1898	No	5S1
237 Pine Ave	006512003000		1920	No	5S1
247 Pine Ave	006512002000		Circa 1905	No	5S1
331 Pine Ave	006503001000	Hessel House	1890	No	5S1
349 Pine Ave	006502001000	Boardman House	1892	No	5S1
359 Pine Ave	006501002000		1925	No	5S1
391 Pine Ave	006494001000		Circa 1926	Yes	5S1, 3S, 3CS
422 Pine Ave	006276006000		1907	No	5S1
430 Pine Ave	006276007000	Anderson House	1899	No	5S1
441 Pine Ave	006491002000		1906	Yes	5S1, 3S, 3CS
468 Pine Ave	006278008000	Osborne House; Beacon House	1907	Yes	5S1, 3S, 3CS
485 Pine Ave	006484001000	Pine Street Grammar School	1921	Yes	5S1, 3S, 3CS
533 Pine Ave	006484014000	Humphrey	Circa 1941	No	5S1
542 Pine Ave	006287003000	Scoble House	1899	No	5S1
571 Pine Ave #1	006482015000	Sperber House	1891	No	5S1
591 Pine Ave	006481001000	Reyna House	1891	No	5S1
605 Pine Ave	006474002000		1905	Yes	5S1, 3S, 3CS
611 Pine Ave	006474001000	Paddleford House	1890	No	5S1
621 Pine Ave	006473002000		1911	No	5S1
642 Pine Ave	006297005000		1905	No	5S1
686 Pine Ave	006305007000		Circa 1905	No	5S1
690 Pine Ave	006305008000		1906	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
702 Pine Ave	006306005000		Circa 1930	No	5S1
703 Pine Ave	006463002000	Madan House	1890	No	5S1
711 Pine Ave	006463009000		1921	No	5S1
712 Pine Ave	006306006000		1905	No	5S1
724 Pine Ave	006307006000		1923	No	5S1
729 Pine Ave	006462001000		Circa 1918	No	5S1
741 Pine Ave	006461002000	West House	1896	No	5S1
744 Pine Ave	006308007000		Circa 1905	Yes	5S1, 3S, 3CS
751 Pine Ave	006461001000		1922	No	5S1
781 Pine Ave	006453002000		Circa 1900	Yes	5S1, 3S, 3CS
801 Pine Ave	006452002000		Circa 1926	No	5S1
811 Pine Ave	006452001000		Circa 1926	No	5S1
822 Pine Ave	006328001000	Whispering Pines	1924	No	5S1
825 Pine Ave	006451009000		1907	No	5S1
832 Pine Ave	006328001000	Whispering Pines	1924	No	5S1
842 Pine Ave	006335004000		1907	Yes	5S1, 3S, 3CS
863 Pine Ave	006443005000	Diffendorfer House	1894	Yes	5S1, 3S, 3CS
Lovers Point Pier	No APN	Lovers Point Pier	1903; 1926 ticket office addition	Yes	5S1, 3S, 3CS
910 Ripple Ave	006034004000		Circa 1930	Yes	5S1, 3S, 3CS
747 Short St	006301001000	Slack House	1885	No	5S1
862 Short St	006344009000		1923	Yes	5S1, 3S, 3CS
392 Sinex Ave	006534020000		1910	No	5S1
691 Sinex Ave	006653027000		1910	No	5S1
712 Sinex Ave	006556009000		Circa 1923	Yes	5S1, 3S, 3CS

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
725 Sinex Ave	006642001000		Circa 1902	No	5S1
752 Sinex Ave	006557007000		Circa 1902	No	5S1
851 Sinex Ave	006631017000		Circa 1912	No	5S1
904 Siren St	006061009000		1920	No	5S1
635 Spazier Ave	006652006000		1930	Yes	5S1, 3S, 3CS
238 Spruce Ave	006512009000		1926	No	5S1
342 Spruce Ave	006502006000		Circa 1920	No	5S1
361 Spruce Ave	006508002000		1909	No	5S1
431 Spruce Ave	006497001000		1906	Yes	5S1, 3S, 3CS
448 Spruce Ave	006491007000		1906	No	5S1
451 Spruce Ave	006498001000		Circa 1915	Yes	5S1, 3S, 3CS
543 Spruce Ave	006486002000	E.P. Wilbur House	1888	Yes	5S1, 3S, 3CS
604 Spruce Ave	006474006000	Dunlap House	1894	No	5S1
624 Spruce Ave	006473007000		Circa 1914	Yes	5S1, 3S, 3CS
669 Spruce Ave	006478010000		1906	No	5S1
681 Spruce Ave	006465002000		1905	Yes	5S1, 3S, 3CS
682 Spruce Ave	006464010000	Paddison House	1892	No	5S1
712 Spruce Ave	006463006000		Circa 1930	No	5S1
772 Spruce Ave	006454004000		Circa 1910	Yes	5S1, 3S, 3CS
791 Spruce Ave	006456001000		1927	No	5S1
811 Spruce Ave	006457001000	Leask House	1894	No	5S1
841 Spruce Ave	006445006000		Circa 1916	No	5S1
701 Union St	006145003000	Green House	1899	No	5S1
705 Union St	006145002000	Palen House	1888	No	5S1
711 Union St	006145017000	Snell House	1884	No	5S1
217 Walnut St	006345019000	Pacific Improvement Co.	1894	No	5S1

Table 1. Properties Recommended to Remain on HRI					
Street Address	APN	Historic Name	Year Built²⁴	Appears Eligible for NR and/or CR²⁵	2018-2019 Survey Status Code
224 Walnut St	006344006000		Circa 1910-1914	No	5S1
230 Walnut St	006344008000		Circa 1916	No	5S1
231 Walnut St	006345022000		Circa 1922	No	5S1
237 Walnut St	006334010000		1908	No	5S1
244 Walnut St	006333003000		1907	No	5S1
245 Walnut St	006334007000	Triae House	1899	No	5S1
413 Walnut St	006444011000		Circa 1936	No	5S1
210 Willow St	006312003000		Circa 1942	Yes	5S1, 3S, 3CS
216 Willow St	006312005000	Long House	1890	No	5S1
219 Willow St	006313016000	Ray House	1897	Yes	5S1, 3S, 3CS
220 Willow St	006312006000	Gurnee House	1893	No	5S1
226 Willow St	006312008000	Mc Cormick House	1893	No	5S1
239 Willow St	006323014000		Circa 1910	No	5S1
405 Willow St	006453010000	Frates House	1899	No	5S1
409 Willow St	006453012000	Fox House	1900	Yes	5S1, 3S, 3CS
412 Willow St	006452013000		Circa 1916	No	5S1
505 Willow St	006456011000		Circa 1900	No	5S1
209 Wood St	006315010000		1890	No	5S1
216 Wood St	006314003000		Circa 1910	No	5S1
229 Wood St	006301011000		1888	Yes	5S1, 3S, 3CS
306 Wood St	006325011000	Smith House	1900	No	5S1
314 Wood St	006325004000		1898	Yes	5S1, 3S, 3CS

APPENDIX B: LIST OF PROPERTIES RECOMMENDED FOR REMOVAL FROM PACIFIC GROVE HRI

The following table provides a list of 371 properties that are currently listed on the HRI but were found not to be eligible for the HRI during the Pacific Grove Historic Resources Inventory Survey Update effort. It is recommended that these properties be removed from the Pacific Grove HRI.

Some buildings were found not to have significance, while other buildings have been altered to the point that they now longer retain sufficient historic integrity. Other buildings have been demolished. These 168 properties were assigned a Status Code of “6Z.” For more information on the evaluation of properties during the Pacific Grove Historic Resources Inventory Survey Update effort, see **Section III: Evaluation Methodology**.

In some cases, properties are recommended for removal from the Pacific Grove HRI but are recommended to be included on a proposed new Neighborhood Character List. These 203 properties were assigned the Status Code “6L.” For a list that includes only properties recommended for the proposed Neighborhood Character List, see **Appendix C: List of Properties Recommended for Pacific Grove Neighborhood Character List**.

Table 2. Properties Recommended for Removal from Pacific Grove HRI					
Street Address	APN	Historic Name	Year Built ²⁶	Reason for Removal ²⁷	2018-2019 Survey Status Code
135 1st St	006236001000		Circa 1939	No Historic Integrity	6L
200 1st St	006223002000		Circa 1925	No Historic Significance	6Z
220 1st St	006242005000		1910	No Historic Integrity	6Z
222 1st St	006242010000		1903	No Historic Integrity	6Z
316 1st St	006248005000		1920	No Historic Integrity	6Z
116 2nd St	006222004000		1972	Demolished	6Z
523 2nd St	006515009000		1930	No Historic Integrity	6Z

²⁶ See **Section III.C Note About Year Built Dates** for a detailed methodology for assessing Year Built dates. See **Appendix C: Year Built Date Sources** for information about sources consulted.

²⁷ Both significance and integrity are required for a property to be eligible for listing on the Pacific Grove HRI, National Register or California Register. “No Significance” indicates that the property did not meet any of the criteria of significance for individual listing. “No Integrity” indicates that the property may have been eligible under one or of the criteria of significance, but no longer retains sufficient historic integrity to convey that significance. “Demolished” indicates that the building has been demolished and therefore does not retain integrity.

Table 2. Properties Recommended for Removal from Pacific Grove HRI					
Street Address	APN	Historic Name	Year Built²⁶	Reason for Removal²⁷	2018-2019 Survey Status Code
107 3rd St	006222014000	Wakefield (Isabella) House	1891	No Historic Integrity	6L
108 3rd St	006221004000		1886	No Historic Integrity	6L
111 3rd St	006222012000		1910	No Historic Integrity	6L
133 3rd St	006227009000	Hawkhurst (Eliza) House	1890	No Historic Integrity	6Z
138 3rd St	006228006000		1915	No Historic Integrity	6L
214 3rd St	006255004000		Circa 1930	No Historic Integrity	6Z
218 3rd St	006255005000		1930	No Historic Significance	6L
308 3rd St	006256004000		1922	No Historic Integrity	6Z
314 3rd St	006256006000		1909	No Historic Integrity	6L
315 3rd St	006249005000		Circa 1926-1962	No Historic Significance	6L
132 4th St	006229003000		1892	No Historic Integrity	6Z
212 4th St	006254003000		1920	No Historic Integrity	6Z
230 4th St	006254008000	Meteer, (Mrs M.J.) House	Circa 1888	No Historic Integrity	6L
126 5th St	006206003000		Circa 1926	No Historic Integrity	6L
222 5th St	006253007000	Allen House	1898	No Historic Integrity	6Z
315 5th St	006257006000		1910	No Historic Integrity	6Z
129 6th St	006206011000		1990	Demolished	6Z
217 6th St	006253012000	Allen (J.M.) House	1899	No Historic Integrity	6L
310 6th St	006259003000		1922	No Historic Integrity	6L
416 6th St	006504012000	Knowles House	1892	No Historic Significance	6Z

Table 2. Properties Recommended for Removal from Pacific Grove HRI					
Street Address	APN	Historic Name	Year Built²⁶	Reason for Removal²⁷	2018-2019 Survey Status Code
503 6th St	006518001000		1910	No Historic Integrity	6L
110 7th St	006216003000	Reynolds House	1887	No Historic Integrity	6L
131 7th St	006205010000	Nichols (Mary E.) House	1890	No Historic Integrity	6Z
142 7th St	006204005000		1922	No Historic Integrity	6L
209 7th St	006252012000		Circa 1911	No Historic Integrity	6Z
214 7th St	006251004000	Jergens House	Circa 1891	No Historic Integrity	6L
311 7th St	006259009000		1914	No Historic Integrity	6Z
410 7th St	006503004000		1906	No Historic Integrity	6Z
507 7th St	006505010000		1900	No Historic Integrity	6L
513 7th St	006505008000		1998	Demolished	6Z
609 7th St	006522006000		Circa 1910	No Historic Integrity	6L
106 8th St	006217010000		1924	No Historic Integrity	6L
112 8th St	006217011000		Circa 1917	No Historic Integrity	6L
300 8th St	006266003000		1998	Demolished	6Z
307 8th St	006265015000	Fike House	1958	Demolished	6Z
122 9th St	006218005000	Wehner House	1894	No Historic Integrity	6Z
138 9th St	006202002000		Circa 1914	No Historic Integrity	6Z
214 9th St	006263005000		1910	No Historic Integrity	6Z
315 9th St	006266009000	Gordon House	1889	No Historic Integrity	6L
316 9th St	006267006000		Circa 1905-1914	No Historic Integrity	6L
408 9th St	006501003000		1942	No Historic Significance	6Z

Table 2. Properties Recommended for Removal from Pacific Grove HRI					
Street Address	APN	Historic Name	Year Built²⁶	Reason for Removal²⁷	2018-2019 Survey Status Code
414 9th St	006501005000		1922	No Historic Integrity	6Z
419 9th St	006502007000		1904	No Historic Integrity	6Z
516 9th St	006508005000	Saal House	1890	No Historic Integrity	6Z
714 9th St	006534005000		1920	No Historic Integrity	6L
110 10th St	006219002000		1890	No Historic Integrity	6L
115 10th St	006218011000	Barber House	1888	No Historic Integrity	6Z
138 10th St	006201003000		1900	No Historic Integrity	6L
141 10th St	006202004000		1925	No Historic Integrity	6L
144 10th St	006201004000		1920	No Historic Integrity	6L
158 10th St	006209006000		1916	No Historic Integrity	6Z
162 10th St	006209007000	Brown House	1891	No Historic Integrity	6L
310 10th St	006268004000		Circa 1910	No Historic Integrity	6Z
412 10th St	006494008000		1903	No Historic Integrity	6Z
513 10th St	006508009000	Ware House	1891	No Historic Integrity	6L
514 10th St	006495006000		1902	No Historic Integrity	6L
520 10th St	006495007000	Orr House	1894	No Historic Integrity	6Z
143 11th St	006195006000		1925	No Historic Integrity	6Z
160 11th St	006197008000		1910	No Historic Integrity	6Z
210 11th St	006275003000		1941	No Historic Integrity	6L
406 11th St	006492002000		1926	No Historic Integrity	6Z

Table 2. Properties Recommended for Removal from Pacific Grove HRI					
Street Address	APN	Historic Name	Year Built²⁶	Reason for Removal²⁷	2018-2019 Survey Status Code
409 11th St	006493003000		1925	No Historic Integrity	6L
412 11th St	006492003000		1898	No Historic Integrity	6Z
420 11th St	006492006000		Circa 1905-1914	No Historic Integrity	6L
517 11th St	006496006000		Circa 1939	No Historic Significance	6Z
107 12th St	006184014000	Snively House	1892	No Historic Integrity	6L
111 12th St	006184013000		1905	No Historic Integrity	6Z
151 12th St	006198001000	Spencer House	1901	No Historic Integrity	6Z
155 12th St	006198010000		1910	No Historic Integrity	6Z
215 12th St	006274009000	Long House	1969	Demolished	6Z
511 12th St	006498011000	Bane House	1898	No Historic Integrity	6L
110 13th St	006183005000		1900	No Historic Integrity	6L
112 13th St	006183006000		1905	No Historic Integrity	6L
150 13th St	006176012000		1905	No Historic Integrity	6L
156 13th St	006176010000		2012	Demolished	6Z
215 13th St	006273007000		1912	No Historic Integrity	6Z
314 13th St	006279005000	Besse House	1894	No Historic Integrity	6L
511 13th St	006485012000		1910	No Historic Integrity	6Z
515 13th St	006485009000		1910	No Historic Integrity	6L
113 14th St	006183014000	Huntoon House	1891	No Historic Integrity	6L
148 14th St	006177002000	Hoyt House	1884	No Historic Integrity	6Z
150 14th St	006177003000	Penny House	1897	No Historic Integrity	6L

Table 2. Properties Recommended for Removal from Pacific Grove HRI					
Street Address	APN	Historic Name	Year Built²⁶	Reason for Removal²⁷	2018-2019 Survey Status Code
152 14th St	006177004000	Hoyt House	1884	No Historic Integrity	6Z
155 14th St	006176006000	Sprague House	1895	No Historic Integrity	6Z
208 14th St	006271006000	Healy House	Circa 1914-1926	No Historic Integrity	6Z
220 14th St	006271019000	Work House	1897	No Historic Integrity	6L
308 14th St	006285004000		1906	No Historic Integrity	6Z
315 14th St	006279008000		1940	No Historic Integrity	6Z
316 14th St	006285006000		1920	No Historic Integrity	6L
109 15th St	006182012000	Coddington House	1889	No Historic Integrity	6L
120 15th St	006181007000		Circa 1905-1914	No Historic Integrity	6L
125 15th St	006182009000		1900	No Historic Integrity	6L
158 15th St	006178003000	Coffin House	Circa 1902	No Historic Integrity	6L
207 15th St	006271017000	Healy House	1885	No Historic Integrity	6Z
109 16th St	006156019000	Rogers House	1894	No Historic Integrity	6L
112 16th St	006154006000	Wing House	1897	No Historic Integrity	6L
116 16th St	006154007000		Circa 1973	Demolished	6Z
126 16th St	006154011000	Alice Sabine House	1906	No Historic Integrity	6L
138 16th St	006164023000		1905	No Historic Integrity	6L
139 16th St	006165016000	Sinex House	1888	No Historic Integrity	6L
141 16th St	006165015000	Porter House	1897	No Historic Integrity	6L
172 16th St	006166003000		1891	No Historic Integrity	6Z

Table 2. Properties Recommended for Removal from Pacific Grove HRI					
Street Address	APN	Historic Name	Year Built²⁶	Reason for Removal²⁷	2018-2019 Survey Status Code
213 17 Mile Dr	006341001000		1904	No Historic Integrity	6L
120 17th St	006153010000		Circa 1913	No Historic Integrity	6L
124 17th St #B	006153012000		Circa 1930	No Historic Integrity	6L
133 17th St	006164025000		1925	No Historic Integrity	6L
135.5 17th St	006164015000		1904	No Historic Integrity	6L
208 17th St	006293026000	Mitchell House	Circa 1986-1988	Demolished	6Z
223 17th St	006294007000	Chase House	1990	Demolished	6Z
228 17th St	006293013000	Briggs House	1889	No Historic Integrity	6L
229 17th St	006294014000	Platt House	1900	No Historic Integrity	6L
410 17th St	006473005000		1907	No Historic Integrity	6L
618 17th St	006541005000		1994	Demolished	6Z
106 18th St	006152003000	Goodall House	1888	No Historic Integrity	6L
114 18th St	006152007000	Johnson House	1889	No Historic Integrity	6L
116 18th St	006152008000	Hogan House	1997	Demolished	6Z
117 18th St	006153015000		Circa 1914-1915	No Historic Integrity	6L
133 18th St	006163014000		1915	No Historic Integrity	6L
138 18th St	006162007000	Scott House	2001	No Historic Integrity	6Z
148 18th St	006162011000		Circa 1888-1897	No Historic Integrity	6Z
160 18th St	006168008000	Kennedy House	1885	No Historic Integrity	6L
208 18th St	006292003000	Garrigus House	1889	No Historic Integrity	6L
213 18th St	006293023000	Heyler House	1896	No Historic Integrity	6L

Table 2. Properties Recommended for Removal from Pacific Grove HRI					
Street Address	APN	Historic Name	Year Built²⁶	Reason for Removal²⁷	2018-2019 Survey Status Code
214 18th St	006292005000		Circa 1910	No Historic Integrity	6Z
220 18th St	006292007000	Fitts House	1890	No Historic Integrity	6L
415 18th St	006473009000		1903	No Historic Integrity	6Z
511 18th St	006476007000		1908	No Historic Integrity	6L
109 19th St	006152017000	Morehead House	Circa 1890	No Historic Integrity	6L
120 19th St	006151009000		Circa 1950-1952	Demolished	6Z
124 19th St	006151011000		1990	Demolished	6Z
144 19th St	006161010000		Circa 1897-1905	No Historic Integrity	6L
148 19th St	006161012000		Circa 1915	No Historic Integrity	6L
156 19th St	006169002000	Etta B. Lloyd House	1898	No Historic Integrity	6L
212 19th St	006291005000	Cummings House	1905	No Historic Integrity	6L
216 19th St	006291006000		Circa 1921	No Historic Integrity	6L
312 19th St	006298005000		1920	No Historic Integrity	6Z
405 19th St	006472010000	Pattison House	1994	Demolished	6Z
610 19th St	006554004000		1911	No Historic Integrity	6L
622 19th St	006554015000		1909	No Historic Integrity	6Z
105 20th St	006145016000		Circa 1915-1962	No Historic Significance	6L
117 20th St	006145011000	Elmwood House	1895	No Historic Integrity	6L
218 Alder St	006346003000		1919	No Historic Integrity	6L
220 Alder St	006346004000		Circa 1922	No Historic Integrity	6L

Table 2. Properties Recommended for Removal from Pacific Grove HRI					
Street Address	APN	Historic Name	Year Built²⁶	Reason for Removal²⁷	2018-2019 Survey Status Code
233 Alder St	006343021000		Circa 1922	No Historic Significance	6Z
241 Alder St	006332001000		1913	No Historic Integrity	6L
245 Alder St	006332011000		1918	No Historic Significance	6L
307 Alder St	006337004000		1921	No Historic Integrity	6Z
871 Balboa Ave	006064004000		1943	Demolished	6Z
901 Balboa Ave	006033005000		Circa 1930	No Historic Integrity	6Z
835 Bayview Ave	006133007000		Circa 1920	No Historic Integrity	6L
882 Bayview Ave	006132016000		Circa 1925	No Historic Integrity	6L
219 Bentley St	006342008000		Circa 1926	No Historic Integrity	6Z
220 Bentley St	006341008000		1925	No Historic Integrity	6Z
222 Bentley St	006348002000		1926	No Historic Integrity	6L
112 Caledonia St	006145005000	Morse House	1888	No Historic Integrity	6L
128 Caledonia St	006145009000	Hay House	1884	No Historic Integrity	6Z
114 Carmel Ave	006184005000		1905	No Historic Integrity	6Z
145 Carmel Ave	006194007000	Mills House	1888	No Historic Integrity	6L
156 Carmel Ave	006198011000		Circa 1910-1925	No Historic Integrity	6Z
212 Carmel Ave	006274004000		Circa 1912	No Historic Integrity	6Z
513 Carmel Ave	006497008000		1900	No Historic Integrity	6Z
203 Cedar St	006312001000		Circa 1920	No Historic Integrity	6Z
226 Cedar St	006311015000		1909	No Historic Integrity	6L

Table 2. Properties Recommended for Removal from Pacific Grove HRI					
Street Address	APN	Historic Name	Year Built²⁶	Reason for Removal²⁷	2018-2019 Survey Status Code
236 Cedar St	006321003000		1906	No Historic Integrity	6L
222 Central Ave	006222005000	Elizabeth Hamilton's Cottage	1915	No Historic Integrity	6L
244 Central Ave	006221006000		1905	No Historic Integrity	6L
370 Central Ave	006218007000		1920	No Historic Integrity	6Z
382 Central Ave	006219006000		1909	No Historic Integrity	6Z
522 Central Ave	006181009000		Circa 1939	No Historic Integrity	6Z
550 Central Ave	006171098000	Pacific Grove Public Library	1907	No Historic Integrity	6L
212 Chestnut St	006343019000		Circa 1926-1962	No Historic Significance	6Z
216 Chestnut St	006343020000		Circa 1920	No Historic Integrity	6Z
217 Chestnut St	006344022000		1909	No Historic Integrity	6L
220 Chestnut St	006343005000		1908	No Historic Integrity	6L
223 Chestnut St	006344018000		1904	No Historic Integrity	6L
229 Chestnut St	006344012000		Circa 1910	No Historic Integrity	6L
245 Chestnut St	006333009000		1925	No Historic Integrity	6L
308 Chestnut St	006337009000		Circa 1920	No Historic Integrity	6Z
409 Chestnut St	006443010000		1907	No Historic Integrity	6Z
410 Chestnut St	006442007000	Stewart House	1894	No Historic Integrity	6Z
512 Chestnut St	006447010000		1990	Demolished	6Z
208 Congress Ave	006317003000		Circa 1910	No Historic Integrity	6L
221 Congress Ave	006304001000	Lieb House	1884	No Historic Integrity	6L

Table 2. Properties Recommended for Removal from Pacific Grove HRI					
Street Address	APN	Historic Name	Year Built²⁶	Reason for Removal²⁷	2018-2019 Survey Status Code
222 Congress Ave	006303002000	Gallagher House	1930	No Historic Significance	6Z
224 Congress Ave	006303003000	Gallagher House	Circa 1930	No Historic Significance	6Z
302 Congress Ave	006306012000		1907	No Historic Integrity	6L
309 Congress Ave	006305011000		1906	No Historic Integrity	6Z
315 Congress Ave	006305009000	Ball House	1893	No Historic Integrity	6L
409 Congress Ave	006464008000	Meese House	1900	No Historic Integrity	6L
419 Congress Ave	006464006000	Reck House	1890	No Historic Integrity	6Z
420 Congress Ave	006463005000	Minor House	1894	No Historic Integrity	6Z
702 Congress Ave	006556013000		1909	No Historic Integrity	6L
206 Cypress Ave #B	006316003000		Circa 1935	No Historic Integrity	6Z
231 Cypress Ave	006303011000		Circa 1930	No Historic Integrity	6L
316 Cypress Ave	006307005000		1909	No Historic Integrity	6Z
417 Eardley Ave	006514004000		Circa 1938	No Historic Significance	6L
419 Eardley Ave	006514005000		Circa 1910	No Historic Significance	6L
421 Eardley Ave	006514010000		Circa 1920	No Historic Significance	6L
721 Eardley Ave	006526018000		1909	No Historic Integrity	6L
115 Forest Ave	006157020000	Swift House	1886	No Historic Integrity	6Z
126 Forest Ave	006156027000		Circa 1974	Demolished	6Z
133 Forest Ave	006157016000	Mc Dougall House	Circa 1883-1897	No Historic Integrity	6L
142 Forest Ave	006165004000	Sinex House	1885	No Historic Integrity	6L

Table 2. Properties Recommended for Removal from Pacific Grove HRI					
Street Address	APN	Historic Name	Year Built²⁶	Reason for Removal²⁷	2018-2019 Survey Status Code
154 Forest Ave	006165008000	Mc Elroy House	1880	No Historic Integrity	6L
211 Forest Ave	006282020000	Cummings Building	1889	No Historic Integrity	6L
215 Forest Ave	006282026000		Circa 1925	No Historic Integrity	6L
217 Forest Ave	006282017000		Circa 1933	No Historic Integrity	6L
218 Forest Ave	006281012000		Circa 1920	No Historic Integrity	6L
307 Forest Ave	006288015000		1900	No Historic Integrity	6Z
309 Forest Ave	006288013000		1908	No Historic Integrity	6L
513 Forest Ave	006487008000	Work House	1893	No Historic Integrity	6L
516 Forest Ave	006488009000	Abels House	1899	No Historic Integrity	6L
606 Forest Ave	006542004000		Circa 1898	No Historic Integrity	6L
722 Forest Ave	006547005000		Circa 1929	No Historic Integrity	6L
111 Fountain Ave	006181017000	Belcher House	1900	No Historic Integrity	6Z
118 Fountain Ave	006158004000	Kindall House	1883	No Historic Integrity	6Z
122 Fountain Ave	006158006000	Kilburn House	1889	No Historic Integrity	6L
131 Fountain Ave	006181011000	Arnold Benedict House	1883	No Historic Integrity	6L
307 Fountain Ave	006286008000		1905	No Historic Integrity	6L
308 Fountain Ave	006287007000		Circa 1900-1914	No Historic Integrity	6L
314 Fountain Ave	006287009000		Circa 1910	No Historic Integrity	6L
409 Fountain Ave	006484012000	Fritz House	1900	No Historic Integrity	6L

Table 2. Properties Recommended for Removal from Pacific Grove HRI					
Street Address	APN	Historic Name	Year Built²⁶	Reason for Removal²⁷	2018-2019 Survey Status Code
508 Fountain Ave	006486003000		Circa 1920	No Historic Integrity	6L
510 Fountain Ave	006486004000		Circa 1898	No Historic Integrity	6Z
515 Fountain Ave	006484004000		1888	No Historic Integrity	6Z
517 Fountain Ave	006484003000	Garber House	1990	Demolished	6Z
601 Fountain Ave	006544004000		Circa 1912	No Historic Integrity	6L
705 Fountain Ave	006545001000		1911	No Historic Integrity	6L
741 Gibson Ave	006557002000		Circa 1910s	No Historic Integrity	6Z
765 Gibson Ave	006557001000		Circa 1930	No Historic Integrity	6L
821 Gibson Ave	006564011000		Circa 1921	No Historic Significance	6L
111 Grand Ave	006158016000		Circa 1905	No Historic Integrity	6L
115 Grand Ave	006158015000		Circa 1882	No Historic Integrity	6L
118 Grand Ave	006157007000	Aigeltinger House	1885	No Historic Integrity	6L
122 Grand Ave	006157008000		1905	No Historic Integrity	6L
124 Grand Ave	006157009000	Smith House	1882	No Historic Integrity	6L
125 Grand Ave	006158013000	Mitchell House	1988	Demolished	6Z
127 Grand Ave	006158012000	Todd House	1883	No Historic Integrity	6L
210 Grand Ave	006282005000		Not Applicable	Demolished	6Z
301 Grand Ave	006287012000		Not Applicable	Demolished	6Z
308 Grand Ave	006288016000		Circa 1921	No Historic Integrity	6L
312 Grand Ave	006288018000		Circa 1900	No Historic Integrity	6L

Table 2. Properties Recommended for Removal from Pacific Grove HRI					
Street Address	APN	Historic Name	Year Built²⁶	Reason for Removal²⁷	2018-2019 Survey Status Code
410 Grand Ave	006482014000	Blythe House	1895	No Historic Integrity	6Z
212 Granite St	006313004000	Hickman House	1930	No Historic Integrity	6L
302 Granite St	006326009000	Wilbur House	Circa 1914	No Historic Significance	6L
315 Granite St	006325007000		Circa 1910	No Historic Integrity	6Z
263 Grove Acre Ave	006361034000	Del Monte Military Academy	Not Applicable	Demolished	6Z
718 Grove St	006143015000	Buffum House	1890	No Historic Integrity	6L
565 Hillcrest Ave	006681012000		1924	No Historic Significance	6Z
239 Junipero Ave	006524004000		Circa 1912	No Historic Integrity	6L
291 Junipero Ave	006522004000		Circa 1910	No Historic Integrity	6Z
322 Junipero Ave	006506013000	Heath House	1897	No Historic Integrity	6Z
372 Junipero Ave	006508007000		Circa 1910	No Historic Integrity	6L
389 Junipero Ave	006533001000		Circa 1907	No Historic Integrity	6L
411 Junipero Ave	006532006000		Circa 1905	No Historic Integrity	6L
560 Junipero Ave #3	006487006000		1962	Demolished	6Z
782 Junipero Ave	006456006000		1925	No Historic Integrity	6L
864 Junipero Ave	006446006000		Circa 1910	No Historic Integrity	6Z
163 Laurel Ave	006247006000		1926	No Historic Integrity	6L
182 Laurel Ave	006244003000		Circa 1930	No Historic Integrity	6L
291 Laurel Ave	006258001000	Wiebecke House	1890	No Historic Integrity	6Z

Table 2. Properties Recommended for Removal from Pacific Grove HRI					
Street Address	APN	Historic Name	Year Built²⁶	Reason for Removal²⁷	2018-2019 Survey Status Code
406 Laurel Ave	006261007000		1909	No Historic Integrity	6Z
464 Laurel Ave	006273005000		1910	No Historic Integrity	6Z
480 Laurel Ave	006272007000		1885	No Historic Integrity	6Z
525 Laurel Ave	006286002000		Circa 1900	No Historic Integrity	6Z
663 Laurel Ave	006298003000		1905	No Historic Integrity	6Z
691 Laurel Ave	006305001000	Barber House	1898	No Historic Integrity	6Z
743 Laurel Ave	006308002000	Lewis House	1885	No Historic Integrity	6L
763 Laurel Ave	006325002000		1904	No Historic Integrity	6L
864 Laurel Ave	006333006000		Circa 1900	No Historic Integrity	6Z
871 Laurel Ave	006336011000		1902	No Historic Integrity	6Z
894 Laurel Ave	006332008000		1906	No Historic Integrity	6Z
244 Lighthouse Ave	006228013000		1924	No Historic Significance	6Z
390 Lighthouse Ave	006209008000		Circa 1923	No Historic Integrity	6Z
404 Lighthouse Ave	006196006000	Brigham House	1885	No Historic Integrity	6Z
665 Lighthouse Ave	006291002000	Fales House	1887	No Historic Integrity	6Z
708 Lighthouse Ave	006146008000		1898	No Historic Integrity	6L
716 Lighthouse Ave	006146006000		Circa 1934	No Historic Integrity	6L
735 Lighthouse Ave	006316001000	Philbrick House	1900	No Historic Integrity	6Z
783 Lighthouse Ave	006313002000	Hayseldon House	1890	No Historic Integrity	6L
831 Lighthouse Ave	006311001000		Circa 1937	No Historic Integrity	6L

Table 2. Properties Recommended for Removal from Pacific Grove HRI					
Street Address	APN	Historic Name	Year Built²⁶	Reason for Removal²⁷	2018-2019 Survey Status Code
975 Lighthouse Ave	006341002000		Circa 1910	No Historic Integrity	6L
1015 Lighthouse Ave	006351012000		Circa 1905	No Historic Integrity	6L
202 Lobos Ave	006315002000	Snell House	1889	No Historic Integrity	6Z
232 Lobos Ave	006301004000		Circa 1925	No Historic Integrity	6Z
242 Lobos Ave	006301006000	Cox House	1886	No Historic Integrity	6L
311 Lobos Ave	006307012000		1908	No Historic Integrity	6L
414 Lobos Ave	006461005000		Circa 1926	No Historic Integrity	6L
520 Lobos Ave	006468008000		1905	No Historic Integrity	6L
618 Lobos Ave	006552015000		1909	No Historic Integrity	6L
667 Mermaid Ave	006085007000		Circa 1922	No Historic Integrity	6L
139 Monterey Ave	006201007000		1963	Demolished	6Z
141 Monterey Ave	006201006000		1915	No Historic Significance	6L
143 Monterey Ave	006201005000		1915	No Historic Integrity	6L
147 Monterey Ave	006209001000		1920	No Historic Significance	6L
159 Monterey Ave	006209009000	Waterhouse House	1926	No Historic Significance	6L
209 Monterey Ave	006262009000		2009	Demolished	6Z
308 Monterey Ave	006269003000		1914	No Historic Integrity	6Z
310 Monterey Ave	006269004000		1920	No Historic Significance	6L
504 Monterey Ave	006496001000		1924	No Historic Integrity	6Z
508 Monterey Ave	006496002000		1906	No Historic Integrity	6L
509 Monterey Ave	006495004000		Circa 1915	No Historic Integrity	6L

Table 2. Properties Recommended for Removal from Pacific Grove HRI					
Street Address	APN	Historic Name	Year Built²⁶	Reason for Removal²⁷	2018-2019 Survey Status Code
718 Monterey Ave	006535008000		1926	No Historic Integrity	6L
187 Ocean View Blvd	006224003000		1921	No Historic Integrity	6Z
487 Ocean View Blvd	006183002000	Martin House	1900	No Historic Integrity	6L
525 Ocean View Blvd	006181002000		1905	No Historic Integrity	6Z
529 Ocean View Blvd	006181001000		Circa 1914-1915	No Historic Integrity	6Z
609 Ocean View Blvd	006154002000		Circa 1910	No Historic Integrity	6Z
615 Ocean View Blvd	006154001000	Robson House	1901	No Historic Integrity	6Z
625 Ocean View Blvd	006085014000		1965	No Historic Significance	6Z
631 Ocean View Blvd	006084002000	Hopkins Seaside Laboratory	1960	No Historic Significance	6Z
689 Ocean View Blvd	006081001000		1923	No Historic Integrity	6Z
707 Ocean View Blvd	006073009000	Eugenia Riddell House	1904	No Historic Integrity	6Z
152 Pacific Ave	006142044000	Garrett House	1889	No Historic Integrity	6Z
153 Pacific Ave	006143010000	Mc Kee House	1887	No Historic Integrity	6L
157 Pacific Ave	006143008000	Lawrey House	1891	No Historic Integrity	6L
172 Pacific Ave	006142034000		1915	No Historic Integrity	6Z
184 Pacific Ave	006142036000		1920	No Historic Integrity	6Z
562 Park Pl #A	006157013000	Clifford House	1906	No Historic Integrity	6Z
209 Park St	006291022000	Kent House	1888	No Historic Integrity	6L
311 Park St	006298009000	Benjamin Barber House	1908	No Historic Integrity	6L

Table 2. Properties Recommended for Removal from Pacific Grove HRI					
Street Address	APN	Historic Name	Year Built²⁶	Reason for Removal²⁷	2018-2019 Survey Status Code
414 Park St	006464009000		Circa 1922-1926	No Historic Integrity	6Z
511 Park St	006478009000	Lemon House	1899	No Historic Integrity	6L
513 Park St	006478008000		Circa 1917	No Historic Integrity	6Z
519 Park St	006478007000	Wooten House	1942	No Historic Significance	6L
520 Park St	006465006000	Dangerfield House	1894	No Historic Integrity	6Z
1125 Pico Ave	006422002000		1922	No Historic Integrity	6Z
275 Pine Ave	006511003000		Circa 1910	No Historic Integrity	6Z
315 Pine Ave	006504001000		1922	No Historic Integrity	6Z
369 Pine Ave	006501001000		Circa 1920	No Historic Integrity	6L
370 Pine Ave	006267008000		1910	No Historic Integrity	6Z
431 Pine Ave	006492012000		Circa 1912	No Historic Integrity	6L
492 Pine Ave	006279007000		1896	No Historic Integrity	6Z
541 Pine Ave	006483012000	William H. Murray House	1987	Demolished	6Z
628 Pine Ave	006296009000	Wilbur House	1889	No Historic Integrity	6Z
629 Pine Ave	006473001000	Smith House	1899	No Historic Integrity	6L
911 Shell Ave	006032011000		1923	No Historic Integrity	6L
408 Sinex Ave	006535009000		1913	No Historic Integrity	6Z
420 Sinex Ave	006535013000		Circa 1912	No Historic Integrity	6L
424 Sinex Ave	006535015000		Circa 1910	No Historic Integrity	6Z

Table 2. Properties Recommended for Removal from Pacific Grove HRI					
Street Address	APN	Historic Name	Year Built²⁶	Reason for Removal²⁷	2018-2019 Survey Status Code
675 Sinex Ave	006653002000		1921	No Historic Integrity	6Z
1065 Sinex Ave	006611036000		Circa 1925	No Historic Significance	6Z
365 Spruce Ave	006508001000	Elwood House	1896	No Historic Integrity	6L
432 Spruce Ave	006492007000		1905	No Historic Integrity	6L
703 Spruce Ave	006466002000		1910	No Historic Integrity	6L
721 Spruce Ave	006467002000		Circa 1915	No Historic Integrity	6L
731 Spruce Ave	006467001000		1918	No Historic Integrity	6Z
762 Spruce Ave	006454003000		Circa 1922	No Historic Integrity	6Z
220 Walnut St	006344005000		1908	No Historic Integrity	6L
223 Walnut St	006345021000		Circa 1930	No Historic Integrity	6L
226 Walnut St	006344016000		Circa 1910	No Historic Integrity	6L
227 Walnut St	006345011000		Circa 1920	No Historic Integrity	6L
246 Walnut St	006333004000		Circa 1928	No Historic Integrity	6L
250 Walnut St	006333005000		Circa 1916	No Historic Integrity	6L
311 Walnut St	006335011000		1906	No Historic Integrity	6L
312 Walnut St	006336003000		1909	No Historic Integrity	6L
314 Walnut St	006336014000	Tollis House	1893	No Historic Integrity	6L
212 Willow St	006312014000	Belknap House	1890	No Historic Integrity	6Z
227 Willow St	006313009000	Gydison House	1889	No Historic Integrity	6Z
236 Willow St	006322002000		1921	No Historic Integrity	6L

Table 2. Properties Recommended for Removal from Pacific Grove HRI					
Street Address	APN	Historic Name	Year Built²⁶	Reason for Removal²⁷	2018-2019 Survey Status Code
315 Willow St	006326006000		1905	No Historic Integrity	6L
510 Willow St	006457004000		Circa 1914	No Historic Integrity	6L
207 Wood St	006315011000		1900	No Historic Integrity	6L
305 Wood St	006308001000		1921	No Historic Integrity	6L

APPENDIX C: LIST OF PROPERTIES RECOMMENDED FOR PACIFIC GROVE NEIGHBORHOOD CHARACTER LIST

The following table provides a list of 203 properties that are recommended for removal from the Pacific Grove HRI, but are also recommended to be included on a proposed new Neighborhood Character List. For more information on the evaluation of properties for the Neighborhood Character List during the Pacific Grove Historic Resources Inventory Survey Update effort, see **Section V. Pacific Grove Neighborhood Character List.**

Table 3. Properties Recommended for Pacific Grove Neighborhood Character List				
Street Address	APN	Historic Name	Year Built ²⁸	2018-2019 Survey Status Code
135 1st St	006236001000		Circa 1939	6L
107 3rd St	006222014000	Wakefield (Isabella) House	1891	6L
108 3rd St	006221004000		1886	6L
111 3rd St	006222012000		1910	6L
138 3rd St	006228006000		1915	6L
218 3rd St	006255005000		1930	6L
314 3rd St	006256006000		1909	6L
315 3rd St	006249005000		Circa 1926-1962	6L
230 4th St	006254008000	Meteer, (Mrs M.J.) House	Circa 1888	6L
126 5th St	006206003000		Circa 1926	6L
217 6th St	006253012000	Allen (J.M.) House	1899	6L
310 6th St	006259003000		1922	6L
503 6th St	006518001000		1910	6L
110 7th St	006216003000	Reynolds House	1887	6L
142 7th St	006204005000		1922	6L
214 7th St	006251004000	Jergens House	Circa 1891	6L
507 7th St	006505010000		1900	6L
609 7th St	006522006000		Circa 1910	6L
106 8th St	006217010000		1924	6L
112 8th St	006217011000		Circa 1917	6L
315 9th St	006266009000	Gordon House	1889	6L
316 9th St	006267006000		Circa 1905-1914	6L
714 9th St	006534005000		1920	6L
110 10th St	006219002000		1890	6L

²⁸ See **Section III.C Note About Year Built Dates** for a detailed methodology for assessing Year Built dates. See **Appendix C: Year Built Date Sources** for information about sources consulted.

Table 3. Properties Recommended for Pacific Grove Neighborhood Character List				
Street Address	APN	Historic Name	Year Built²⁸	2018-2019 Survey Status Code
138 10th St	006201003000		1900	6L
141 10th St	006202004000		1925	6L
144 10th St	006201004000		1920	6L
162 10th St	006209007000	Brown House	1891	6L
513 10th St	006508009000	Ware House	1891	6L
514 10th St	006495006000		1902	6L
210 11th St	006275003000		1941	6L
409 11th St	006493003000		1925	6L
420 11th St	006492006000		Circa 1905-1914	6L
107 12th St	006184014000	Snively House	1892	6L
511 12th St	006498011000	Bane House	1898	6L
110 13th St	006183005000		1900	6L
112 13th St	006183006000		1905	6L
150 13th St	006176012000		1905	6L
314 13th St	006279005000	Besse House	1894	6L
515 13th St	006485009000		1910	6L
113 14th St	006183014000	Huntoon House	1891	6L
150 14th St	006177003000	Penny House	1897	6L
220 14th St	006271019000	Work House	1897	6L
316 14th St	006285006000		1920	6L
109 15th St	006182012000	Coddington House	1889	6L
120 15th St	006181007000		Circa 1905-1914	6L
125 15th St	006182009000		1900	6L
158 15th St	006178003000	Coffin House	Circa 1902	6L
109 16th St	006156019000	Rogers House	1894	6L
112 16th St	006154006000	Wing House	1897	6L
126 16th St	006154011000	Alice Sabine House	1906	6L
138 16th St	006164023000		1905	6L
139 16th St	006165016000	Sinex House	1888	6L
141 16th St	006165015000	Porter House	1897	6L
213 17 Mile Dr	006341001000		1904	6L
120 17th St	006153010000		Circa 1913	6L
124 17th St #B	006153012000		Circa 1930	6L
133 17th St	006164025000		1925	6L
135.5 17th St	006164015000		1904	6L
228 17th St	006293013000	Briggs House	1889	6L

Table 3. Properties Recommended for Pacific Grove Neighborhood Character List				
Street Address	APN	Historic Name	Year Built²⁸	2018-2019 Survey Status Code
229 17th St	006294014000	Platt House	1900	6L
410 17th St	006473005000		1907	6L
106 18th St	006152003000	Goodall House	1888	6L
114 18th St	006152007000	Johnson House	1889	6L
117 18th St	006153015000		Circa 1914-1915	6L
133 18th St	006163014000		1915	6L
160 18th St	006168008000	Kennedy House	1885	6L
208 18th St	006292003000	Garrigus House	1889	6L
213 18th St	006293023000	Heyler House	1896	6L
220 18th St	006292007000	Fitts House	1890	6L
511 18th St	006476007000		1908	6L
109 19th St	006152017000	Morehead House	Circa 1890	6L
144 19th St	006161010000		Circa 1897-1905	6L
148 19th St	006161012000		Circa 1915	6L
156 19th St	006169002000	Etta B. Lloyd House	1898	6L
212 19th St	006291005000	Cummings House	1905	6L
216 19th St	006291006000		Circa 1921	6L
610 19th St	006554004000		1911	6L
105 20th St	006145016000		Circa 1915-1962	6L
117 20th St	006145011000	Elmwood House	1895	6L
218 Alder St	006346003000		1919	6L
220 Alder St	006346004000		Circa 1922	6L
241 Alder St	006332001000		1913	6L
245 Alder St	006332011000		1918	6L
835 Bayview Ave	006133007000		Circa 1920	6L
882 Bayview Ave	006132016000		Circa 1925	6L
222 Bentley St	006348002000		1926	6L
112 Caledonia St	006145005000	Morse House	1888	6L
145 Carmel Ave	006194007000	Mills House	1888	6L
226 Cedar St	006311015000		1909	6L
236 Cedar St	006321003000		1906	6L
222 Central Ave	006222005000	Elizabeth Hamilton's Cottage	1915	6L
244 Central Ave	006221006000		1905	6L

Table 3. Properties Recommended for Pacific Grove Neighborhood Character List				
Street Address	APN	Historic Name	Year Built²⁸	2018-2019 Survey Status Code
550 Central Ave	006171098000	Pacific Grove Public Library	1907	6L
217 Chestnut St	006344022000		1909	6L
220 Chestnut St	006343005000		1908	6L
223 Chestnut St	006344018000		1904	6L
229 Chestnut St	006344012000		Circa 1910	6L
245 Chestnut St	006333009000		1925	6L
208 Congress Ave	006317003000		Circa 1910	6L
221 Congress Ave	006304001000	Lieb House	1884	6L
302 Congress Ave	006306012000		1907	6L
315 Congress Ave	006305009000	Ball House	1893	6L
409 Congress Ave	006464008000	Meese House	1900	6L
702 Congress Ave	006556013000		1909	6L
231 Cypress Ave	006303011000		Circa 1930	6L
417 Eardley Ave	006514004000		Circa 1938	6L
419 Eardley Ave	006514005000		Circa 1910	6L
421 Eardley Ave	006514010000		Circa 1920	6L
721 Eardley Ave	006526018000		1909	6L
133 Forest Ave	006157016000	Mc Dougall House	Circa 1883-1897	6L
142 Forest Ave	006165004000	Sinex House	1885	6L
154 Forest Ave	006165008000	Mc Elroy House	1880	6L
211 Forest Ave	006282020000	Cummings Building	1889	6L
215 Forest Ave	006282026000		Circa 1925	6L
217 Forest Ave	006282017000		Circa 1933	6L
218 Forest Ave	006281012000		Circa 1920	6L
309 Forest Ave	006288013000		1908	6L
513 Forest Ave	006487008000	Work House	1893	6L
516 Forest Ave	006488009000	Abels House	1899	6L
606 Forest Ave	006542004000		Circa 1898	6L
722 Forest Ave	006547005000		Circa 1929	6L
122 Fountain Ave	006158006000	Kilburn House	1889	6L
131 Fountain Ave	006181011000	Arnold Benedict House	1883	6L
307 Fountain Ave	006286008000		1905	6L
308 Fountain Ave	006287007000		Circa 1900-1914	6L
314 Fountain Ave	006287009000		Circa 1910	6L

Table 3. Properties Recommended for Pacific Grove Neighborhood Character List				
Street Address	APN	Historic Name	Year Built²⁸	2018-2019 Survey Status Code
409 Fountain Ave	006484012000	Fritz House	1900	6L
508 Fountain Ave	006486003000		Circa 1920	6L
601 Fountain Ave	006544004000		Circa 1912	6L
705 Fountain Ave	006545001000		1911	6L
765 Gibson Ave	006557001000		Circa 1930	6L
821 Gibson Ave	006564011000		Circa 1921	6L
111 Grand Ave	006158016000		Circa 1905	6L
115 Grand Ave	006158015000		Circa 1882	6L
118 Grand Ave	006157007000	Aigeltinger House	1885	6L
122 Grand Ave	006157008000		1905	6L
124 Grand Ave	006157009000	Smith House	1882	6L
127 Grand Ave	006158012000	Todd House	1883	6L
308 Grand Ave	006288016000		Circa 1921	6L
312 Grand Ave	006288018000		Circa 1900	6L
212 Granite St	006313004000	Hickman House	1930	6L
302 Granite St	006326009000	Wilbur House	Circa 1914	6L
718 Grove St	006143015000	Buffum House	1890	6L
239 Junipero Ave	006524004000		Circa 1912	6L
372 Junipero Ave	006508007000		Circa 1910	6L
389 Junipero Ave	006533001000		Circa 1907	6L
411 Junipero Ave	006532006000		Circa 1905	6L
782 Junipero Ave	006456006000		1925	6L
163 Laurel Ave	006247006000		1926	6L
182 Laurel Ave	006244003000		Circa 1930	6L
743 Laurel Ave	006308002000	Lewis House	1885	6L
763 Laurel Ave	006325002000		1904	6L
708 Lighthouse Ave	006146008000		1898	6L
716 Lighthouse Ave	006146006000		Circa 1934	6L
783 Lighthouse Ave	006313002000	Hayseldon House	1890	6L
831 Lighthouse Ave	006311001000		Circa 1937	6L
975 Lighthouse Ave	006341002000		Circa 1910	6L
1015 Lighthouse Ave	006351012000		Circa 1905	6L
242 Lobos Ave	006301006000	Cox House	1886	6L
311 Lobos Ave	006307012000		1908	6L
414 Lobos Ave	006461005000		Circa 1926	6L
520 Lobos Ave	006468008000		1905	6L
618 Lobos Ave	006552015000		1909	6L

Table 3. Properties Recommended for Pacific Grove Neighborhood Character List				
Street Address	APN	Historic Name	Year Built²⁸	2018-2019 Survey Status Code
667 Mermaid Ave	006085007000		Circa 1922	6L
141 Monterey Ave	006201006000		1915	6L
143 Monterey Ave	006201005000		1915	6L
147 Monterey Ave	006209001000		1920	6L
159 Monterey Ave	006209009000	Waterhouse House	1926	6L
310 Monterey Ave	006269004000		1920	6L
508 Monterey Ave	006496002000		1906	6L
509 Monterey Ave	006495004000		Circa 1915	6L
718 Monterey Ave	006535008000		1926	6L
487 Ocean View Blvd	006183002000	Martin House	1900	6L
153 Pacific Ave	006143010000	Mc Kee House	1887	6L
157 Pacific Ave	006143008000	Lawrey House	1891	6L
209 Park St	006291022000	Kent House	1888	6L
311 Park St	006298009000	Benjamin Barber House	1908	6L
511 Park St	006478009000	Lemon House	1899	6L
519 Park St	006478007000	Wooten House	1942	6L
369 Pine Ave	006501001000		Circa 1920	6L
431 Pine Ave	006492012000		Circa 1912	6L
629 Pine Ave	006473001000	Smith House	1899	6L
911 Shell Ave	006032011000		1923	6L
420 Sinex Ave	006535013000		Circa 1912	6L
365 Spruce Ave	006508001000	Elwood House	1896	6L
432 Spruce Ave	006492007000		1905	6L
703 Spruce Ave	006466002000		1910	6L
721 Spruce Ave	006467002000		Circa 1915	6L
220 Walnut St	006344005000		1908	6L
223 Walnut St	006345021000		Circa 1930	6L
226 Walnut St	006344016000		Circa 1910	6L
227 Walnut St	006345011000		Circa 1920	6L
246 Walnut St	006333004000		Circa 1928	6L
250 Walnut St	006333005000		Circa 1916	6L
311 Walnut St	006335011000		1906	6L
312 Walnut St	006336003000		1909	6L
314 Walnut St	006336014000	Tollis House	1893	6L
236 Willow St	006322002000		1921	6L
315 Willow St	006326006000		1905	6L

Table 3. Properties Recommended for Pacific Grove Neighborhood Character List				
Street Address	APN	Historic Name	Year Built²⁸	2018-2019 Survey Status Code
510 Willow St	006457004000		Circa 1914	6L
207 Wood St	006315011000		1900	6L
305 Wood St	006308001000		1921	6L

APPENDIX D: LIST OF POTENTIAL ADDITIONS TO THE PACIFIC GROVE HRI

The following table provides a list of properties that Page & Turnbull preliminarily identified while conducting survey fieldwork as properties that *may* be eligible for the Pacific Grove HRI. Page & Turnbull also added several properties to the list of Potential Additions to the Pacific Grove HRI based on information provided by community members.

This table *does not* represent a formal determination of eligibility. A survey and more detailed evaluation should be conducted for these buildings, and at minimum a DPR form produced, to make a formal determination of their eligibility. Furthermore, this list is not comprehensive as no systematic city-wide reconnaissance survey was conducted. One recommendation of the *Pacific Grove Preservation Program Considerations*, produced by Page & Turnbull in 2011, was to conduct additional historic resource surveys throughout the city, and this preliminary list can contribute to that future effort.

Street Address	Assessor Parcel Number (APN)	Historic Name	Year Built ²⁹
131 5th St	006229008000		1916
116 13th St	006183007000		1949
116 15th St	006181006000		c.1920s
950 14th St	006682011000		1928
145 16th St	006165014000		1925
123 17th St	006154014000		1904
146 17th St	006163007000		1930
308 17th St	006296004000		1948
226 19th St	006291023000		1922
228 19th St	006291012000		1930
503 19th St	006477013000		1930
Asilomar Blvd	006591001000	Ester Steinbeck Rodgers House at Asilomar Conference Grounds (now called Guest Inn)	c.1930s
Asilomar Blvd	006591001000	Warnecke-designed buildings at Asilomar Conference Grounds	c.1950s
472 Asilomar Blvd	007072026000		1920
234 Bentley St	006348005000		1930
896 Cannery Row	001017001000	Monterey Bay Aquarium	1984
141 Carmel Ave	006194009000		1934
442 Central Ave	006184008000	Christian Church of Pacific Grove	1941

²⁹ See **Section III.C Note About Year Built Dates** for a detailed methodology for assessing Year Built dates. See **Appendix C: Year Built Dates** for information about consulted sources.

Table 4: Potential Additions to the Pacific Grove HRI (Partial List)

Street Address	Assessor Parcel Number (APN)	Historic Name	Year Built ²⁹
Central & Grand Avenues	No APN	Octagonal building in Jewell Park (former Chamber of Commerce location)	1883
119 Dewey Ave	006234001000		1948
148 Forest Ave	006165006000		1925
221 Forest Ave	006282015000		1959
242 Forest Ave	006281015000	Grove Market	1951
226-246 Forest	006281008000		1922
235 Forest Park Ct	006346012000		1922
920 Fountain Ave	006681003000		1925
666 Gibson St	006554014000		1909
229 Grand Ave	006283010000		1928
306 Granite St	006326002000		1931
408 Granite St	006453003000		1902
945 Jewell Ave	006131005000		1928
309 Junipero Ave	006521006000		1930
350 Junipero Ave	006507007000		1930
246 Laurel Ave	006255013000	First Baptist Church	1966
281 Laurel Ave	006258002000		1928
672 Laurel Ave	006291015000		1927
362 Lighthouse Ave	006208007000	St. Angela Merici Catholic Church	1956
136 Monterey Ave	006195003000		1928
109 Ocean View Blvd 125 Ocean View Blvd	006231001000	American Can Company	1938
380 Pine Ave	006268006000		1941
859 Sea Palm Ave	006074003000		1964
661 Spazier Ave	006652002000		1930
668 Spazier Ave	006651017000		1931
801 Sunset Dr	007101036000		c. 1952
915 Sunset Dr	007101007000	First United Methodist	1963
815 Walnut St	006631015000		1930
204 Willow St	006312012000		1990
414 Wood St	006454002000		1916

APPENDIX E: YEAR BUILT DATE SOURCES

The following sources were used to determine year built dates for properties evaluated during the Pacific Grove Historic Resources Inventory Survey Update. See **Section II.E. Note About Year Built Dates** for a detailed methodology for assessing Year Built dates.

Monterey County Assessor Records: The Monterey County Assessor maintains property data on all properties within Monterey County, including Pacific Grove. Monterey County Assessor Records sometimes include multiple construction dates for one property; these dates may refer to the construction of additional buildings on the same property, reassessment dates, or remodel dates. The current Monterey County Assessor Records data is accessible on line through the City of Pacific Grove-maintained website pgparcel.net or in person at the Monterey County Assessor's office.³⁰

Pacific Grove Historic Resource Inventory Database (6/19/18): The City of Pacific Grove maintains a database for the Historic Resource Inventory. The information from the Pacific Grove Historic Resource Inventory Database used to conduct this survey effort dates to June 19, 2018. The Pacific Grove Historic Resource Inventory Database can be searched by property address, street name, street number, or historic name through an online portal on the City of Pacific Grove's website. The database also provides links to previously completed evaluation forms. <https://www.cityofpacificgrove.org/living/community-economic-development/planning/historic-resources/historic-resources-inventory>

Sanborn Map Company Fire Insurance Maps: The Sanborn Map Company produced detailed maps of cities throughout the United States in the nineteenth and twentieth centuries so that fire insurance companies could assess their liability. Sanborn maps illustrate building footprints and the number of stories of a building, and often included additional information such as the building address, material, and use. Sanborn maps are available for Pacific Grove for the years 1888, 1892, 1897, 1905, 1914, 1926, and 1962. The Heritage Society of Pacific Grove has a collection of Sanborn maps.

1928 Block Files from Pacific Grove: In 1928, the City of Pacific Grove commissioned a reevaluation of all parcels of assessable real estate and all building improvements within the City limits. These documents are officially called the "Building Classification and Computation Record," but are more commonly known as the 1928 Block Files and are on file at the City of Pacific Grove Community & Economic Development Department.

Previously Completed DPR 523 forms: As noted in **Section I.A. Project Background**, nearly 600 DPR 523 forms were previously been completed for properties on the Pacific Grove HRI. These DPR forms are on file at the City of Pacific Grove Community & Economic Development Department, or can be searched on line at

³⁰ Information about the location and hours of the Monterey County Assessor's office is available online at "Monterey County Assessor-County Clerk-Recorder," County of Monterey, accessed November 10, 2018, <http://www.co.monterey.ca.us/government/departments-a-h/assessor/assessor-county-clerk-recorder>.

<https://www.cityofpacificgrove.org/living/community-economic-development/planning/historic-resources/historic-resources-inventory>.

Pacific Grove Historic Context Statement: Page & Turnbull prepared an Historic Context Statement on Pacific Grove, which was approved by the Pacific Grove City Council on October 19, 2011. The *Pacific Grove Historic Context Statement* includes historic background about the city, as well as a discussion of eligibility and registration requirements for listing historic properties on the Pacific Grove HRI, National Register, and/or California Register. The *Pacific Grove Historic Context Statement* is available online through the City’s website at: <https://www.cityofpacificgrove.org/living/community-economic-development/planning/historic-resources>.

Heritage Society of Pacific Grove Green Plaque List: As of November 2018, the Heritage Society has placed historic markers on 1,434 homes in Pacific Grove that were built before 1926. Officially called “Historic Home Plaques,” these are often referred to as the “Green Plaques.”³¹ The plaques indicate the year and name of the owner when the building was first assessed for tax purposes—not necessarily the year of construction. The Heritage Society’s research is based on an extensive list of sources including Sanborn maps, the 1928 block files, *Board & Batten*, Howard Research Books, and city directories. Copies of these sources are available either at the Heritage Society’s office or the City of Pacific Grove Community & Economic Development Department, and many are elaborated further in this appendix.

Heritage Society of Pacific Grove’s Newsletter: Board & Batten: *Board & Batten* is the newsletter of the Heritage Society of Pacific Grove, typically published bi-monthly. Digital copies of issues from 1983-2016 are available online at: <https://www.pacificgroveheritage.org/board-and-batten/>. An index of addresses, names, and topics referenced in the issues of *Board & Batten* is also available online.

³¹ This number is accurate as of August 2018, when the Heritage Society of Pacific Grove provided Page & Turnbull with a complete list of Green Plaque addresses.

APPENDIX F: CALIFORNIA HISTORICAL RESOURCES STATUS CODES

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)	
1D	Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S	Individual property listed in NR by the Keeper. Listed in the CR.
1CD	Listed in the CR as a contributor to a district or multiple resource property by the SHRC
1CS	Listed in the CR as individual property by the SHRC.
1CL	Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.
2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)	
2B	Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D	Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2	Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3	Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4	Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S	Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2	Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
2S3	Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S4	Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2CB	Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD	Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS	Individual property determined eligible for listing in the CR by the SHRC.
3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation	
3B	Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D	Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S	Appears eligible for NR as an individual property through survey evaluation.
3CB	Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD	Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS	Appears eligible for CR as an individual property through survey evaluation.
4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation	
4CM	Master List - State Owned Properties – PRC §5024.
5 Properties Recognized as Historically Significant by Local Government	
5D1	Contributor to a district that is listed or designated locally.
5D2	Contributor to a district that is eligible for local listing or designation.
5D3	Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
5S3	Appears to be individually eligible for local listing or designation through survey evaluation.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
6 Not Eligible for Listing or Designation as specified	
6C	Determined ineligible for or removed from California Register by SHRC.
6J	Landmarks or Points of Interest found ineligible for designation by SHRC.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T	Determined ineligible for NR through Part I Tax Certification process.
6U	Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W	Removed from NR by the Keeper.
6X	Determined ineligible for the NR by SHRC or Keeper.
6Y	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z	Found ineligible for NR, CR or Local designation through survey evaluation.
7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation	
7J	Received by OHP for evaluation or action but not yet evaluated.
7K	Resubmitted to OHP for action but not reevaluated.
7L	State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M	Submitted to OHP but not evaluated - referred to NPS.
7N	Needs to be reevaluated (Formerly NR Status Code 4)
7N1	Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R	Identified in Reconnaissance Level Survey: Not evaluated.
7W	Submitted to OHP for action – withdrawn.

12/8/2003

APPENDIX G: OHP RESOURCE ATTRIBUTE CODES

Provided from California Office of Historic Preservation's "Instructions for Recording Historical Resources" manual, available at <http://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>. Detailed definitions of each attribute code are also provided in OHP's manual.

APPENDIX 4: RESOURCE ATTRIBUTE CODES (for use in Fields P3b and B11)

The following codes should be used to define the attributes of historical resources in Fields P3b and B11 on the Primary Record and Building, Structure, and Object Record, respectively. The codes are first summarized below and then defined in greater detail in the following pages of this appendix.

Attributes of Historic Resources:

HP1. Unknown	HP24. Lighthouse
HP2. Single family property	HP25. Amusement park
HP3. Multiple family property	HP26. Monument/mural/gravestone
HP4. Ancillary building	HP27. Folk Art
HP5. Hotel/motel	HP28. Street furniture
HP6. 1-3 story commercial building	HP29. Landscape architecture
HP7. 3+ story commercial building	HP30. Trees/vegetation
HP8. Industrial building	HP31. Urban open space
HP9. Public utility building	HP32. Rural open space
HP10. Theater	HP33. Farm/ranch
HP11. Engineering structure	HP34. Military property
HP12. Civic auditorium	HP35. CCC/WPA property
HP13. Community center/social hall	HP36. Ethnic minority property (list group)
HP14. Government building	HP37. Highway/trail
HP15. Educational building	HP38. Women's property
HP16. Religious building	HP39. Other
HP17. Railroad depot	HP40. Cemetery
HP18. Train	HP41. Hospital
HP19. Bridge	HP42. Stadium/sports arena
HP20. Canal/aqueduct	HP43. Mine structure/building
HP21. Dam	HP44. Adobe building/structure
HP22. Lake/river/reservoir	HP45. Unreinforced masonry building
HP23. Ship	HP46. Walls/gates/fences

Attributes of Historic Archaeological Sites:

AH1. Unknown	AH9. Mines/quarries/tailings
AH2. Foundations/structure pads	AH10. Machinery
AH3. Landscaping/orchard	AH11. Walls/fences
AH4. Privies/dumps/trash scatters	AH12. Graves/cemetery
AH5. Wells/cisterns	AH13. Wharfs
AH6. Water conveyance system	AH14. Ships/barges
AH7. Roads/trails/railroad grades	AH15. Standing structures
AH8. Dams	AH16. Other

Attributes of Prehistoric Archaeological Sites and Ethnographic Sites:

AP1. Unknown	AP9. Burials
AP2. Lithic scatter	AP10. Caches
AP3. Ceramic scatter	AP11. Hearths/pits
AP4. Bedrock milling feature	AP12. Quarry
AP5. Petroglyphs	AP13. Trials/linear earthworks
AP6. Pictographs	AP14. Rock shelter/cave
AP7. Architectural feature	AP15. Habitation debris

APPENDIX H: LIST OF PROPERTIES IN POTENTIALLY ELIGIBLE HISTORIC DISTRICTS

Appendix H.1: Eligible Pacific Grove Retreat Historic District

A total of 222 properties are located within the boundary of the eligible Pacific Grove Retreat Historic District. One hundred sixty-seven (167) properties were identified as contributing resources and 55 properties were identified as non-contributing resources.

Table 5. Eligible Pacific Grove Retreat Historic District				
Address	APN	Year Built³²	Contributor/ Non-Contributor	2018-2019 Survey Status Code³³
108 16th St	006154004000	1893	Contributor	5S1
109 16th St	006156019000	1894	Contributor	6L
110 16th St	006154005000	1903	Contributor	5S1
111 16th St	006156018000	1984	Non-Contributor	Not on HRI
112 16th St	006154006000	1897	Contributor	6L
116 16th St	006154007000	Circa 1973	Non-Contributor	6Z
117 16th St	006156025000	1990	Non-Contributor	Not on HRI
118 16th St	006154008000	1891	Contributor	5S1, 3S, 3CS
122 16th St	006154022000	1891	Contributor	5S1
125 16th St	006156024000	1899	Contributor	5S1, 3S, 3CS
126 16th St	006154011000	1906	Contributor	6L
127 16th St	006156023000	1989	Non-Contributor	Not on HRI
128 16th St	006154012000	1913	Contributor	5S1
130 16th St	006154013000	N/A	Non-Contributor	Not on HRI
136 16th St	006164002000	1930	Non-Contributor	Not on HRI
137 16th St	006165017000	1883	Contributor	5S1, 3S, 3CS
138 16th St	006164023000	1905	Contributor	6L
139 16th St	006165016000	1888	Contributor	6L
140 16th St	006164004000	1900	Contributor	5S1
141 16th St	006165015000	1897	Contributor	6L
142 16th St	006164019000	1901	Contributor	5S1
145 16th St	006165014000	1925	Contributor	Not on HRI
146 16th St	006164020000	1956	Non-Contributor	Not on HRI
148 16th St	006164007000	1897	Contributor	5S1, 3S, 3CS
150 16th St	006164009000	Circa 1901	Contributor	5S1, 3S, 3CS
151 16th St	006165013000	1980	Non-Contributor	Not on HRI
152 16th St	006164009000	Circa 1901	Contributor	5S1, 3S, 3CS

³² See **Section III.C Note About Year Built Dates** for a detailed methodology for assessing Year Built dates. See **Appendix C: Year Built Date Sources** for information about sources consulted.

³³ “Not on HRI” indicates that the property is not currently on the HRI, was not surveyed during the 2018-2019 Pacific Grove Historic Resources Inventory Survey Update, and therefore were not assigned a status code.

Table 5. Eligible Pacific Grove Retreat Historic District				
Address	APN	Year Built³²	Contributor/ Non-Contributor	2018-2019 Survey Status Code³³
154 16th St	006164009000	Circa 1905	Contributor	5S1
135 16th St #1/2	006165018000	1910	Non-Contributor	Not on HRI
105 17th St	006154019000	1915	Non-Contributor	Not on HRI
106 17th St	006153004000	1915	Contributor	5S1
109 17th St	006154018000	1996	Non-Contributor	Not on HRI
110 17th St	006153005000	1905	Contributor	5S1
111 17th St	006154017000	1980	Non-Contributor	Not on HRI
112 17th St	006153019000	1910	Contributor	5S1
115 17th St	006154016000	1905	Contributor	5S1
116 17th St	006153008000	1921	Contributor	5S1
117 17th St	006154021000	1986	Non-Contributor	Not on HRI
118 17th St	006153009000	Circa 1908	Contributor	5S1, 3S, 3CS
120 17th St	006153010000	Circa 1913	Contributor	6L
121 17th St	006154015000	Circa 1928	Contributor	5S1
122 17th St	006153018000	1916	Contributor	5S1
123 17th St	006154014000	1904	Non-Contributor	Not on HRI
124 17th St #B	006153012000	Circa 1930	Contributor	6L
129 17th St	006164001000	2001	Non-Contributor	Not on HRI
130 17th St	006163016000	1915	Contributor	5S1
133 17th St	006164025000	1925	Contributor	6L
134 17th St	006163002000	Circa 1910	Contributor	5S1
135 17th St	006164016000	1885	Contributor	5S1
135.5 17th St	006164015000	1904	Contributor	6L
136 17th St	006163003000	1967	Non-Contributor	Not on HRI
137 17th St	006164014000	Circa 1885-1888	Contributor	5S1
138 17th St	006163004000	Circa 1911	Contributor	5S1
139 17th St	006164013000	1892	Contributor	5S1
140 17th St	006163005000	Circa 1928	Contributor	5S1
141 17th St	006164012000	1904	Contributor	5S1, 3S, 3CS
144 17th St	006163006000	Circa 1929	Contributor	5S1, 3S, 3CS
146 17th St	006163007000	1930	Non-Contributor	Not on HRI
150 17th St	006163008000	1923	Contributor	5S1
106 18th St	006152003000	1888	Contributor	6L
107 18th St	006153016000	1975	Non-Contributor	Not on HRI
108 18th St	006152004000	1886	Contributor	5S1, 3S, 3CS
110 18th St	006152005000	1884	Contributor	5S1, 3S, 3CS

Table 5. Eligible Pacific Grove Retreat Historic District				
Address	APN	Year Built³²	Contributor/ Non-Contributor	2018-2019 Survey Status Code³³
112 18th St	006152006000	1886	Contributor	5S1, 3S, 3CS
114 18th St	006152007000	1889	Contributor	6L
116 18th St	006152008000	1997	Non-Contributor	6Z
116 18th St	006152008000	1884	Non-Contributor	Not on HRI
117 18th St	006153015000	Circa 1914-1915	Contributor	6L
120 18th St	006152009000	1886	Contributor	5S1
121 18th St	006153017000	1948	Non-Contributor	Not on HRI
122 18th St	006152010000	1888	Contributor	5S1
124 18th St	006152020000	1887	Contributor	5S1, 3S, 3CS
128 18th St	006162021000	1961	Non-Contributor	Not on HRI
132 18th St	006162004000	1888	Contributor	5S1
133 18th St	006163014000	1915	Contributor	6L
134 18th St	006162005000	1944	Non-Contributor	Not on HRI
135 18th St	006163013000	1907	Contributor	5S1, 3S, 3CS
136 18th St	006162006000	1886	Contributor	5S1, 3S, 3CS
137 18th St	006163017000	Circa 1909	Contributor	5S1
138 18th St	006162007000	2001	Non-Contributor	6Z
139 18th St	006163018000	1927	Contributor	5S1
140 18th St	006162008000	1892	Contributor	5S1
142 18th St	006162009000	1904	Contributor	5S1, 3S, 3CS
143 18th St	006163011000	1920	Contributor	5S1
146 18th St	006162010000	1901	Contributor	5S1, 3S, 3CS
147 18th St	006163009000	Circa 1914	Contributor	5S1
148 18th St	006162011000	Circa 1888-1897	Non-Contributor	6Z
150 18th St	006162012000	1895	Contributor	5S1, 3S, 3CS
105 19th St	006152019000	1900	Contributor	5S1, 3S, 3CS
106 19th St	006151002000	1885	Contributor	5S1, 3S, 3CS
107 19th St	006152018000	Circa 1890	Contributor	5S1
108 19th St	006151003000	Circa 1892	Contributor	5S1, 3S, 3CS
109 19th St	006152017000	Circa 1890	Contributor	6L
110 19th St	006151004000	1910	Contributor	5S1
111 19th St	006152016000	1960	Non-Contributor	Not on HRI
112 19th St	006151005000	1887	Contributor	5S1
113 19th St	006152015000	1886	Contributor	5S1, 3S, 3CS
114 19th St	006151006000	Circa 1905	Contributor	5S1
115 19th St	006152014000	1891	Contributor	5S1, 3S, 3CS

Table 5. Eligible Pacific Grove Retreat Historic District				
Address	APN	Year Built³²	Contributor/ Non-Contributor	2018-2019 Survey Status Code³³
115.5 19th St	006152014000	Circa 1897-1905	Contributor	5S1
116 19th St	006151007000	Circa 1905	Contributor	5S1
117 19th St	006152013000	Circa 1890	Contributor	5S1
118 19th St	006151008000	1884	Contributor	5S1
120 19th St	006151009000	Circa 1950-1952	Non-Contributor	6Z
121 19th St	006152012000	1910	Contributor	5S1
122 19th St	006151010000	1883	Contributor	5S1, 3S, 3CS
123 19th St	006152021000	1971	Non-Contributor	Not on HRI
124 19th St	006151011000	1990	Non-Contributor	6Z
127 19th St #129	006162001000	1887	Contributor	5S1, 3S, 3CS
128 19th St	006161001000	1910	Contributor	5S1, 3S, 3CS
129 19th St	006162020000	Circa 1904	Contributor	5S1
130 19th St	006161002000	1974	Non-Contributor	Not on HRI
131 19th St	006162019000	1888	Contributor	5S1, 3S, 3CS
132 19th St	006161003000	1887	Contributor	5S1
133 19th St	006162018000	Circa 1888	Contributor	5S1
134 19th St	006161004000	1894	Contributor	5S1, 3S, 3CS
135 19th St	006162017000	1903	Contributor	5S1
136 19th St	006161005000	1883	Contributor	5S1
138 19th St	006161006000	1905	Contributor	5S1
139 19th St	006162016000	Circa 1880	Contributor	5S1, 3S, 3CS
140 19th St	006161007000	1893	Contributor	5S1
141 19th St	006162015000	1895	Contributor	5S1
142 19th St	006161008000	1904	Contributor	5S1, 3S, 3CS
143 19th St	006162014000	1885	Contributor	5S1
144 19th St	006161010000	Circa 1897-1905	Contributor	6L
146 19th St	006161011000	Circa 1910	Contributor	5S1
147 19th St	006162023000	1988	Non-Contributor	Not on HRI
148 19th St	006161012000	Circa 1915	Contributor	6L
150 19th St	006161013000	Circa 1904	Contributor	5S1, 3S, 3CS
151 19th St	006162022000	2001	Non-Contributor	Not on HRI
147 Caledonia	006161010000	Circa 1928	Contributor	5S1
110 Caledonia St	006144002000	1942	Non-Contributor	Not on HRI
112 Caledonia St	006145005000	1888	Contributor	6L
114 Caledonia St	006145006000	1905	Contributor	5S1, 3S, 3CS

Table 5. Eligible Pacific Grove Retreat Historic District				
Address	APN	Year Built³²	Contributor/ Non-Contributor	2018-2019 Survey Status Code³³
116 Caledonia St	006145018000	Circa 1910- 1926	Contributor	5S1
118 Caledonia St	006145019000	1883	Contributor	5S1
120 Caledonia St	006145020000	1885	Contributor	5S1
122 Caledonia St	006145021000	1934	Non-Contributor	Not on HRI
124 Caledonia St	006145007000	1894	Contributor	5S1
126 Caledonia St	006145008000	1900	Non-Contributor	Not on HRI
128 Caledonia St	006145009000	1884	Non-Contributor	6Z
141 Caledonia St	006161009000	1905	Contributor	5S1
Caledonia Park	006147001000	N/A	Contributor	Not on HRI
584 Central Ave	006165010000	1938	Contributor	5S1
588 Central Ave	006165011000	1887	Contributor	5S1, 3S, 3CS
592 Central Ave	006165012000	1887	Contributor	5S1, 3S, 3CS
612 Central Ave	006164024000	1889	Contributor	1S
105 Forest Ave	006157023000	1926	Contributor	5S1
106 Forest Ave	006156005000	1926	Contributor	5S1
107 Forest Ave	006157022000	1926	Contributor	5S1
108 Forest Ave	006156006000	1926	Contributor	5S1
109 Forest Ave	006157021000	Circa 1905-1914	Contributor	5S1
110 Forest Ave	006156007000	1926	Contributor	5S1
112 Forest Ave	006156008000	Circa 1892	Contributor	5S1, 3S, 3CS
115 Forest Ave	006157020000	1886	Non-Contributor	6Z
116 Forest Ave	006156021000	1905	Contributor	5S1, 3S, 3CS
118 Forest Ave	006156022000	1912	Contributor	5S1
119 Forest Ave	006157019000	1885	Contributor	5S1, 3S, 3CS
123 Forest Ave	006157018000	1886	Contributor	5S1, 3S, 3CS
124 Forest Ave	006156012000	1884	Contributor	5S1, 3S, 3CS
126 Forest Ave	006156027000	Circa 1974	Non-Contributor	6Z
129 Forest Ave	006157017000	1888	Contributor	5S1
130 Forest Ave	006156014000	1991	Non-Contributor	Not on HRI
132 Forest Ave	006156015000	1989	Non-Contributor	Not on HRI
133 Forest Ave	006157016000	Circa 1883-1897	Contributor	6L
135 Forest Ave	006157015000	1887	Contributor	5S1
136 Forest Ave	006165001000	1888	Contributor	5S1
138 Forest Ave	006165002000	1887	Contributor	5S1
140 Forest Ave	006165003000	1887	Contributor	5S1
142 Forest Ave	006165004000	1885	Contributor	6L

Table 5. Eligible Pacific Grove Retreat Historic District

Address	APN	Year Built ³²	Contributor/ Non-Contributor	2018-2019 Survey Status Code ³³
144 Forest Ave	006165005000	1891	Contributor	5S1
148 Forest Ave	006165006000	1925	Contributor	Not on HRI
150 Forest Ave	006165007000	1997	Non-Contributor	Not on HRI
154 Forest Ave	006165008000	1880	Contributor	6L
156 Forest Ave	006165009000	1895	Contributor	5S1
104 Fountain Ave	006158002000	1886	Contributor	5S1
116 Fountain Ave	006158003000	1910	Contributor	5S1
118 Fountain Ave	006158004000	1883	Non-Contributor	6Z
120 Fountain Ave	006158005000	Circa 1907	Contributor	5S1
122 Fountain Ave	006158006000	1889	Contributor	6L
130 Fountain Ave	006158007000	1905	Contributor	5S1
134 Fountain Ave	006158008000	1883	Contributor	5S1
138 Fountain Ave	006158009000	1892	Contributor	5S1, 3S, 3CS
105 Grand Ave	006158001000	1910	Contributor	5S1
106 Grand Ave	006157003000	1926	Contributor	5S1
108 Grand Ave	006157004000	1926	Contributor	5S1
109 Grand Ave	006158017000	1883	Contributor	5S1
110 Grand Ave	006157005000	1882	Contributor	5S1
111 Grand Ave	006158016000	Circa 1905	Contributor	6L
114 Grand Ave	006157006000	1902	Contributor	5S1
115 Grand Ave	006158015000	Circa 1882	Contributor	6L
118 Grand Ave	006157007000	1885	Contributor	6L
119 Grand Ave	006158014000	1910	Contributor	5S1
122 Grand Ave	006157008000	1905	Contributor	6L
124 Grand Ave	006157009000	1882	Contributor	6L
125 Grand Ave	006158013000	1988	Non-Contributor	6Z
126 Grand Ave	006157010000	Circa 1930	Contributor	5S1
127 Grand Ave	006158012000	1883	Contributor	6L
130 Grand Ave	006157011000	Circa 1905	Contributor	5S1
133 Grand Ave	006158011000	1973	Non-Contributor	Not on HRI
134 Grand Ave	006157012000	1887	Contributor	5S1, 3S, 3CS
139 Grand Ave	006158010000	1951	Non-Contributor	Not on HRI
435 Hillcrest Ave - Jewell Park	006171099000	N/A	Contributor	Not on HRI
621 Jewell Ave	006153003000	Circa 1905	Contributor	5S1
625 Jewell Ave	006153002000	1890	Contributor	5S1
629 Jewell Ave	006153001000	Circa 1910	Contributor	5S1
641 Jewell Ave	006152002000	1898	Contributor	5S1

Table 5. Eligible Pacific Grove Retreat Historic District				
Address	APN	Year Built³²	Contributor/ Non-Contributor	2018-2019 Survey Status Code³³
649 Jewell Ave	006152001000	Circa 1925	Contributor	5S1
655 Jewell Ave	006151001000	1953	Non-Contributor	Not on HRI
708 Lighthouse Ave	006146008000	1898	Non-Contributor	Not on HRI
561 Ocean View Blvd	006157002000	1922	Contributor	5S1
565 Ocean View Blvd	006157002000	1922	Contributor	5S1
567 Ocean View Blvd	006157001000	1921	Contributor	5S1
585 Ocean View Blvd	006156028000	1971	Non-Contributor	Not on HRI
601 Ocean View Blvd	006154003000	1925	Non-Contributor	Not on HRI
609 Ocean View Blvd	006154002000	Circa 1910	Non-Contributor	6Z
615 Ocean View Blvd	006154001000	1901	Non-Contributor	6Z
129 Pacific Ave	006144003000	1883	Contributor	5S1, 3S, 3CS
560 Park Pl	006157014000	1964	Non-Contributor	Not on HRI
562 Park Pl #A	006157013000	1906	Non-Contributor	6Z
18th Street	006163010000	N/A	Non-Contributor	Not on HRI
629 Union St	006163015000	1988	Non-Contributor	Not on HRI

Appendix H.2: Eligible Pacific Grove Commercial Historic District

A total of 56 properties are located within the boundary of the eligible Pacific Grove Commercial Historic District. Forty-one (41) properties were identified as contributing resources and 15 properties were identified as non-contributing resources.

Table 6. Eligible Pacific Grove Commercial Historic District				
Address	APN	Year Built ³⁴	Contributor/ Non-Contributor	2018-2019 Survey Status Code ³⁵
207 16th St	006281009000	1966	Non-Contributor	Not on HRI
206 Forest Ave	006281001000	1914-1926	Contributor	Not on HRI
208 Forest Ave	006281010000	1904	Contributor	5S1
209 Forest Ave	006282021000	Circa 1925	Contributor	5S1
211 Forest Ave	006282020000	1889	Contributor	6L
213 Forest Ave	006282019000	1903	Contributor	5S1
214 Forest Ave	006281011000	1926	Contributor	5S1
215 Forest Ave	006282026000	Circa 1925	Contributor	6L
216 Forest Ave	006281006000	1972	Non-Contributor	Not on HRI
217 Forest Ave	006282017000	Circa 1933	Contributor	6L
218 Forest Ave	006281012000	Circa 1920	Contributor	6L
219 Forest Ave	006282016000	1952	Contributor	Not on HRI
221 Forest Ave	006282015000	1959	Contributor	Not on HRI
222 Forest Ave	006281014000; 006281013000	1951	Non-Contributor	Not on HRI
225 Forest Ave	006282014000	1951	Contributor	Not on HRI
226 Forest Ave	006281008000	1922	Contributor	Not on HRI
227 Forest Ave	006282013000	1979	Non-Contributor	Not on HRI
242 Forest Ave	006281015000	1951	Contributor	Not on HRI
301 Forest Ave	006288001000; 006288010000	1960	Contributor	Not on HRI
305 Forest Ave	006288004000	Circa 1929	Contributor	5S1, 3S, 3CS
307 Forest Ave	006288015000	1900	Non-Contributor	6Z
309 Forest Ave	006288013000	1908	Contributor	6L
206 Fountain Ave	006283007000	Post-1962	Non-Contributor	Not on HRI
204 Fountain Ave	006283006000	Circa 1893	Contributor	5S1, 3S, 3CS
212 Fountain Ave	006283008000	Circa 1905-1914	Contributor	5S1
210 Grand Ave	006282005000	1892	Non-Contributor	Not on HRI
214 Grand Ave	006282006000	N/A	Non-Contributor	Not on HRI

³⁴ See **Section III.C Note About Year Built Dates** for a detailed methodology for assessing Year Built dates. See **Appendix C: Year Built Date Sources** for information about sources consulted.

³⁵ “Not on HRI” indicates that the property is not currently on the HRI, was not surveyed during the 2018-2019 Pacific Grove Historic Resources Inventory Survey Update, and therefore were not assigned a status code.

Table 6. Eligible Pacific Grove Commercial Historic District				
Address	APN	Year Built³⁴	Contributor/ Non-Contributor	2018-2019 Survey Status Code³⁵
218 Grand Ave	006282008000	1930	Contributor	Not on HRI
222 Grand Ave	006282008000	1937	Contributor	Not on HRI
222 Grand Ave	006282027000	1937	Non-Contributor	Not on HRI
223 Grand Ave	006283011000	2017	Non-Contributor	Not on HRI
227 Grand Ave	006283009000	1961	Contributor	Not on HRI
229 Grand Ave	006283010000	1928	Contributor	Not on HRI
230 Grand Ave	006282028000	1951	Contributor	Not on HRI
304 Grand Ave	006288012000	1972	Non-Contributor	Not on HRI
211, 213, 215, 217, 219, 221 Grand Ave	006283016000; 006283014000; 006283013000; 006283012000	Circa 1886-1889	Contributor	5S1, 3S, 3CS
210 Grand Ave	006282005000	Not Applicable	Non-Contributor	6Z
216 Grand Ave	006282007000	1889	Contributor	5S1
227 Grand Ave	006283009000	1911	Contributor	5S1
308 Grand Ave	006288016000	Circa 1921	Contributor	6L
312 Grand Ave	006288018000	Circa 1900	Contributor	6L
543 Lighthouse Ave	006283005000	1951	Non-Contributor	Not on HRI
561 Lighthouse Ave	006282003000; 006282004000	1972	Non-Contributor	Not on HRI
601 Lighthouse Ave	006294015000	1960	Non-Contributor	Not on HRI
542 Lighthouse Ave	006173001000	1924	Contributor	5S1, 3S, 3CS
545 Lighthouse Ave	006283004000	1894	Contributor	5S1
547 Lighthouse Ave	006283003000	1896	Contributor	5S1
549 Lighthouse Ave	006283015000	1888	Contributor	5S1
553 Lighthouse Ave	006283001000	1887	Contributor	5S1, 3S, 3CS
562 Lighthouse Ave	006172007000	1915	Contributor	5S1
572 Lighthouse Ave	006172005000	1906	Contributor	5S1, 3S, 3CS
575 Lighthouse Ave	006282029000	1890	Contributor	5S1, 3S, 3CS
588 Lighthouse Ave	006171006000; 006171007000	1934	Contributor	5S1
599 Lighthouse Ave	006281001000	1928	Contributor	5S1
602 Lighthouse Ave	006166004000	1900	Contributor	5S1
613 Lighthouse Ave	006294001000	1898	Contributor	5S1

Appendix H.3: Eligible Whispering Pines Historic District

One property, containing 14 single-family homes, is located within the boundary of the eligible Pacific Grove Commercial Historic District. The entire property, including all 14 single-family homes, was identified as a contributing resource.

Table 7. Eligible Whispering Pines Historic District				
Address	APN	Year Built ³⁶	Contributor/ Non-Contributor	2018-2019 Survey Status Code
304 Cedar St	006328001000	1924	Contributor	5S1
306 Cedar St	006328001000	1924	Contributor	5S1
310 Cedar St	006328001000	1924	Contributor	5S1
314 Cedar St	006328001000	1924	Contributor	5S1
318 Cedar St	006328001000	1924	Contributor	5S1
821 Laurel Ave	006328001000	1924	Contributor	5S1
823 Laurel Ave	006328001000	1924	Contributor	5S1
831 Laurel Ave	006328001000	1924	Contributor	5S1
303 Locust St	006328001000	1924	Contributor	5S1
307 Locust St	006328001000	1924	Contributor	5S1
311 Locust St	006328001000	1924	Contributor	5S1
315 Locust St	006328001000	1924	Contributor	5S1
822 Pine Ave	006328001000	1924	Contributor	5S1
832 Pine Ave	006328001000	1924	Contributor	5S1

Appendix H.4: Eligible Forest-Grand Pueblo Revival Historic District

A total of seven properties are located within the boundary of the eligible Forest-Grand Pueblo Revival Historic District. All seven properties were identified as contributing resources.

Table 8. Forest-Grand Pueblo Revival Historic District				
Address	APN	Year Built ³⁷	Contributor/ Non-Contributor	2018-2019 Survey Status Code
105 Forest Ave	006157023000	1926	Contributor	5S1
106 Forest Ave	006156005000	1926	Contributor	5S1
107 Forest Ave	006157022000	1926	Contributor	5S1
108 Forest Ave	006156006000	1926	Contributor	5S1
110 Forest Ave	006156007000	1926	Contributor	5S1
106 Grand Ave	006157003000	1926	Contributor	5S1
108 Grand Ave	006157004000	1926	Contributor	5S1

³⁶ See Section III.C Note About Year Built Dates for a detailed methodology for assessing Year Built dates. See Appendix C: Year Built Date Sources for information about sources consulted.

³⁷ See Section III.C Note About Year Built Dates for a detailed methodology for assessing Year Built dates. See Appendix C: Year Built Date Sources for information about sources consulted.

Appendix H.5: Eligible Tent Cottage Thematic Historic District

A total of 43 properties are located within the eligible Tent Cottage Thematic Historic District. All 43 properties were identified as contributing resources.

Table 9. Eligible Tent Cottage Thematic Historic District				
Address	APN	Year Built ³⁸	Contributor/ Non-Contributor	2018-2019 Survey Status Code
212 9th St	006263004000	1888	Contributor	5S1, 3S, 3CS
160 12th St	006199004000	Circa 1906	Contributor	5S1, 3S, 3CS
137 16th St	006165017000	1883	Contributor	5S1, 3S, 3CS
150 16th St	006164009000	Circa 1901	Contributor	5S1, 3S, 3CS
152 16th St	006164009000	Circa 1901	Contributor	5S1, 3S, 3CS
154 16th St	006164009000	Circa 1905	Contributor	5S1
224 16th St	006294008000	Circa 1897- 1905	Contributor	5S1, 3S, 3CS
769 16th St	006294008000	Circa 1897	Contributor	5S1, 3S, 3CS
135 17th St	006164016000	1885	Contributor	5S1
137 17th St	006164014000	Circa 1885- 1888	Contributor	5S1
108 18th St	006152004000	1886	Contributor	5S1, 3S, 3CS
112 18th St	006152006000	1886	Contributor	5S1, 3S, 3CS
217 18th St	006293021000	1887	Contributor	5S1
219 18th St	006293020000	1905	Contributor	5S1
221 18th St	006293019000	1905	Contributor	5S1, 3S, 3CS
229 18th St	006293016000	1905	Contributor	5S1, 3S, 3CS
309 18th St	006296010000	1906	Contributor	5S1
309.5 18th St	006296010000	Circa 1905	Contributor	5S1
311 18th St	006296010000	Circa 1905	Contributor	5S1
221-A 18th St	006293020000	1905	Contributor	5S1, 3S, 3CS
115 19th St	006152014000	1891	Contributor	5S1, 3S, 3CS
115.5 19th St	006152014000	Circa 1897- 1905	Contributor	5S1
129 19th St	006162020000	Circa 1904	Contributor	5S1
131 19th St	006162019000	1888	Contributor	5S1, 3S, 3CS
141 19th St	006162015000	1895	Contributor	5S1
231 19th St	006292013000	1898	Contributor	5S1, 3S, 3CS
233 19th St	006292013000	1898	Contributor	5S1, 3S, 3CS
233.5 19th St	006292013000	1898	Contributor	5S1, 3S, 3CS
612 Central Ave	006164024000	1889	Contributor	1S
156 Forest Ave	006165009000	1895	Contributor	5S1
121 Fountain Ave	006181014000	1905	Contributor	5S1, 3S, 3CS

³⁸ See Section III.C Note About Year Built Dates for a detailed methodology for assessing Year Built dates. See Appendix C: Year Built Date Sources for information about sources consulted.

Table 9. Eligible Tent Cottage Thematic Historic District				
Address	APN	Year Built³⁸	Contributor/ Non-Contributor	2018-2019 Survey Status Code
121.5 Fountain Ave	006181014000	1905	Contributor	5S1, 3S, 3CS
720 Grove St	006143016000	1883	Contributor	5S1, 3S, 3CS
641 Jewell Ave	006152002000	1898	Contributor	5S1
348 Laurel Ave	006264009000	1907	Contributor	5S1
351 Laurel Ave	006266001000	1907	Contributor	5S1
765 Lighthouse Ave	006314015000	Circa 1890- 1905	Contributor	5S1
228 Lobos Ave	006301002000	1895	Contributor	5S1, 3S, 3CS
159 Pacific Ave	006143007000	1905	Contributor	5S1, 3S, 3CS
219 Park St	006291019000	1904	Contributor	5S1
219.5 Park St	006291019000	1904	Contributor	5S1
308 Park St	006305004000	1905	Contributor	5S1, 3S, 3CS
229 Wood St	006301011000	1888	Contributor	5S1, 3S, 3CS

**APPENDIX I: UNDERSTANDING ELIGIBILITY FOR THE PACIFIC GROVE
NEIGHBORHOOD CHARACTER LIST**

The following **Table 10** provides a comparison of the evaluation criteria for properties recommended for the Neighborhood Character List versus properties that are recommended to remain on the HRI or properties that are recommended for removal from the HRI. For a more detailed discussion of evaluating historic integrity, see **Section III. Evaluation Methodology** and **Section V. Pacific Grove Neighborhood Character List**.

Table 10. Understanding Eligibility for the Pacific Grove Neighborhood Character List.		
Eligible for the Pacific Grove HRI, National Register, and/or California Register (Status Code: 5S3, 3CS, and/or 3S)	Recommended for Neighborhood Character List (Status Code: 6L)	Recommended for Removal from HRI (Status Code: 6Z)
Has historic significance <i>and</i> retains sufficient historic integrity	Does <i>not</i> have historic significance and/or does <i>not</i> retain sufficient historic integrity, while still contributing to neighborhood character	Does <i>not</i> have historic significance and/or does <i>not</i> retain sufficient historic integrity
Reasons for recommendation may include, but are not limited to: <ul style="list-style-type: none"> Retains all or most aspects of integrity: location, setting, design, materials, workmanship, feeling and association Retains all or most historic materials and architectural features Replacement materials and/or features are in-kind or compatible replacements If an addition has been constructed, it is compliant with the Secretary of the Interior’s Standards for Rehabilitation (for example, it is not highly visible from the street, it is sufficiently set back, and/or the scale, placement, and design of the addition does not 	Reasons for recommendation may include, but are not limited to: <ul style="list-style-type: none"> Contributes to the character of the neighborhood and streetscape through height, massing, form, setback and/or architectural features Some historic materials and architectural features remain to contribute to the architectural character of the neighborhood Overall form of the historic building is still at least partially legible Form, massing, materials and design read as a late 19th century or early 20th century building, rather than a building constructed in the late 20th century or 21st century 	Reasons for recommendation may include, but are not limited to: <ul style="list-style-type: none"> Most or all historic materials and architectural features have been removed or altered Replacement materials and/or features are not compatible or create false sense of historic development New materials and/or features are not compatible or create a false sense of historic development Addition(s) obscures the original form, design, massing and/or roofline of the historic building

Table 10. Understanding Eligibility for the Pacific Grove Neighborhood Character List.		
Eligible for the Pacific Grove HRI, National Register, and/or California Register (Status Code: 5S3, 3CS, and/or 3S)	Recommended for Neighborhood Character List (Status Code: 6L)	Recommended for Removal from HRI (Status Code: 6Z)
<p>detract from the historic property)</p> <ul style="list-style-type: none"> • Property may also be exceptionally old, rare and/or of distinguished quality prior to any alterations • Building has historic significance <i>and</i> retains sufficient historic integrity • Property would contribute to a historic district (if one was identified) 	<ul style="list-style-type: none"> • Addition is large, but does not completely overwhelm the scale of the historic building • Addition is set back so that the original roofline is at least partly visible • Historic building was somewhat old, rare, and/or of distinguished quality prior to additions or alterations • Building does not have historic significance, but retains sufficient historic integrity • Typically located in older neighborhoods where the property contributes to the character of an overall streetscape • Property would contribute to a historic district (if one was identified) 	<ul style="list-style-type: none"> • Addition(s) are highly visible • Addition is out of scale with the historic building • Addition is not set back (either from the front façade or main roof ridgeline) and/or is attached to the historic building in such a way that large areas of historic building were demolished • The historic building is not particularly old, rare, and/or was not of distinguished quality prior to additions or alterations • Significant cumulative impacts of alterations and/or additions • Property would <i>not</i> contribute to a historic district

APPENDIX J: UNDERSTANDING DPR 523 FORMS

The attached DPR 523 forms (see **Appendix K: 2018-2019 Pacific Grove Historic Resources Survey Update DPR 523 Forms**) were prepared for all properties that remain eligible for the Pacific Grove Historic Resources Inventory through retention of historic significance and integrity. The following section includes definitions for all of the information found on the DPR forms.

DPR 523A (Primary Record)

DPR 523A (Primary Record) forms are the California Office of Historic Preservation's (OHP) standard historic resource survey form. The following definitions are adapted from the California Office of Historic Preservation's manual "Instructions for Recording Historical Resources," available online at <http://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>.

* Indicates that the field is required by OHP when filling out the DPR 523A form.

- **Header Block:** Fields are left empty if unknown.
- **NRHP Status Code:** National Register of Historic Places status codes were replaced with California Historical Resource Status Codes in 2003. California Historical Resource Status Code(s) that best define the relationship of the resource to local, state and national registers using the list in **Appendix F: California Historical Resources Status Codes**. Unlike on the DPR 523A form, if multiple codes are applicable, all codes are recorded.³⁹
- ***Resource Name or #:** The resource name for properties in the Pacific Grove Historic Resources Inventory Survey Update is the primary address and Assessor Parcel Number (APN), for example "105 Monterey Ave (APN 006219001000)." This resource name is listed on all pages of the DPR forms and is the file heading for the PDF version of the DPR form. In cases where DPR forms were produced for multiple buildings on the same property (parcel), the property is named with an underscore and sequential number following the APN; for example, a parcel with three buildings that are all individually eligible for the HRI would be labeled "APN 006319001000," "APN 006319001000_1" and "APN 006319001000_2."
- **P1. Other Identifier:** Many properties in Pacific Grove are associated with multiple addresses. If the property is associated with additional addresses, they are listed here.
- ***P2. Location:** None of the DPR forms produced during the Pacific Grove Historic Resources Inventory Survey Update are restricted or confidential. All properties are located in Monterey County and are covered by the Monterey, California (1997) USGS 7.5' quadrangle map. The full address of the property is given, including street number, street name, city, state, zip and APN. Longitude and latitude coordinates are also provided; these coordinates were derived from GIS data and generally describe the center point of the parcel according to the UTM system using ArcMap.
- ***P3a. Description:** This section provides a bullet list of key architectural and decorative features of the property as recorded during survey fieldwork. All properties include a description of architectural style, construction type, number of stories, basement, garage,

³⁹ California State Office of Historic Preservation, Department of Parks and Recreation, Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historic Resources Inventory Directory (November 20014), accessed November 16, 2018, <http://ohp.parks.ca.gov/pages/1069/files/tab8.pdf>.

- roof type, roof material, wall material, window type, and window material. These fields were recorded based on pre-populated drop-down menus in Page & Turnbull's mobile AppSheet survey application. Pre-populated drop-down menus for "architectural features," "decorative details," and "alterations" were also selected when appropriate. If needed, survey notes in the form of narrative sentences could be added in "Additional Remarks."
- ***P3b. Resource Attributes:** Resource attribute codes that best describe the resource were selected from a list of Resource Attributes established by OHP. A list of attribute codes is provided in **Appendix G: OHP Resource Attribute Codes**. Detailed definitions of each attribute code are provided in California Office of Historic Preservation's "Instructions for Recording Historical Resources" manual, available at <http://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>.
 - ***P4. Resources Present:** The most appropriate category (or categories) is checked. Most properties evaluated in Pacific Grove were "buildings," which can include houses, sheds, garages, city halls, commercial buildings, libraries, hotels, schools, churches, etc. In the case of Lovers Point Pier and 289 Lighthouse Avenue (The Boulders), "structure" was also selected to indicate that a rock wall or pier, for example, was present.
 - ***P5a. Photo:** A color digital photograph was taken during survey fieldwork. The photographs capture all, or as much as possible, of the primary façade of the building. Occasionally, an oblique view was used to better capture the character of the property.
 - ***P5b. Description of Photo:** Description of façade and date that the photograph was taken.
 - ***P6. Date Constructed/Age & Sources:** Whether the resource is historic, prehistoric, protohistoric, or unknown is indicated; in the case of Pacific Grove, all resources evaluated were "historic," meaning that they were constructed during a time of recorded history. A date, or circa date, of construction is provided along with the source(s) of the date. Detailed information about year built sources is provided in **Appendix E: Year Built Date Sources**.
 - ***P7. Owner and Address:** The owner's name and address are provided based on information provided by the City of Pacific Grove recorded in their HRI Database (6/19/18).
 - ***P8. Recorded by:** All properties were recorded and evaluated by architectural historians working for Page & Turnbull who meet the Secretary of the Interior's Professional Qualification Standards.
 - ***P9. Date Recorded:** Refers to the date of survey fieldwork. Date Finalized refers to the date that DPR forms were submitted to the City of Pacific Grove.
 - ***P10. Survey Type:** A survey is typically considered either an "intensive survey" or "reconnaissance survey," although other activities such as a volunteer effort are possible. The Pacific Grove Historic Resources Inventory Survey Update is considered a focused "reconnaissance survey" because enough information was produced in order to individually evaluate each property, though detailed property-specific research was not conducted as it would be in an "intensive survey."
 - ***P11. Citation:** This survey report was prepared to document the methodology and findings of the Pacific Grove Historic Resources Inventory Survey Update, and is cited on the DPR forms.
 - ***Attachments:** Attachments are any DPR forms in addition to the DPR 523A (Primary Record) form. In the case of the Pacific Grove Historic Resources Inventory Survey Update, all forms will have an attached 523L (Continuation Sheet).

DPR 523L (Continuation Sheet).

Page & Turnbull created a modified 523L (Continuation Sheet) to record evaluation information for all properties surveyed. The modified DPR 523L form contains much of the information as a standard DPR 523B (Building, Structure and Object Record), but does not include a construction history, location map, or detailed written significance statement.

* Indicates that the field is required by OHP when filling out the DPR 523L form.

- *Resource Name or #: The resource name for the Pacific Grove Historic Resources Inventory Survey Update is the primary address and Assessor Parcel Number (APN), for example “105 Monterey Ave (APN 006219001000).” This resource name is listed on all pages of the DPR forms and is the file heading for the PDF version of the DPR form.
- *Recorded by: All properties were recorded and evaluated by architectural historians working for Page & Turnbull who meet the Secretary of the Interior’s Professional Qualification Standards.
- *Date: Refers to the date of survey fieldwork.
- Historic Name: A historic name, if applicable, is provided. This may be a business name, such as Holman’s Department Store, or based on the name of an original owner, such as Anderson House.
- Original Use: Indicates whether the historic function of the property was residential, commercial, industrial, institutional, or a cultural landscape. Definitions of these property types are provided in Page & Turnbull, *Pacific Grove Historic Context Statement* (Prepared for the City of Pacific Grove, 2011), 16-17.
- Present Use: Indicates whether the current function of the property is residential, commercial, industrial, institutional, a cultural landscape, inn/hotel, or auto camp/cottage court/motel.
- Original Owner: Original owner or tenant, if known, is recorded. Information was obtained from the Pacific Grove HRI Database (6/19/18) and Advisory Committee. Further primary source research for every property was outside of the scope of this survey update.
- Architect/Builder: Original architect and/or builder, if known, is recorded. Information was obtained from the Pacific Grove HRI Database (6/19/18), Advisory Committee, and *Pacific Grove Historic Context Statement* (2011). Further primary source research for every property was outside of the scope of this survey update.
- Pacific Grove Historic Context Statement Theme: Every property was evaluated using the historic context themes that are outlined in the *Pacific Grove Historic Context Statement* (2011), including: Residential Development; Commercial Development; Civic Growth; Transportation & Infrastructure; Ethnic & Cultural Diversity; Social, Religious or Cultural Institutions, Movements & Trends; Recreation, Leisure & Tourism; Development & Booster Organizations; and Environmentalism. If a property did not appear to meet the thresholds for historic significance described in City of Pacific Grove’s Historic Preservation Ordinance (Municipal Code §23.76.025) and elaborated in the evaluative frameworks in the *Pacific Grove Historic Context Statement* (2011), the statement “Property does not appear to meet any criteria for historic significance” was recorded in this field.
- Period of Development: The periods of development are used to evaluate the historic context of each property, based on its date of construction, and are described at length in the

- Pacific Grove Historic Context Statement* (2011). The periods of development identified for Pacific Grove are: Native American & Mission Periods (to 1820); Mexican & Early American Periods (1821-1872); Early Development of Pacific Grove (1873-1902); Pacific Grove Comes of Age (1903-1926); City of Homes (1927-1945); and Suburban Expansion (1946-1965). If the property did not appear to meet any criteria for historic significance, “Not Applicable” was recorded in this field.
- Period of Significance: Page & Turnbull assigned a period of significance for all properties found to be eligible for the Pacific Grove HRI and/or National and California Registers. A period of significance refers to the span of time during which significant events and activities occurred. If a building is significant for its architecture or design, the period of significance is typically the year of construction. A period of significance may span multiple years, especially if the property is significant for its association with a person, business, or larger development trend. If a property has multiple areas of significance, it may have multiple periods of significance. If the property did not appear to meet any criteria for historic significance and/or did not meet the threshold for historic integrity, “Not Applicable” was recorded in this field.
 - Integrity: Determination of integrity was based on visual field observations and property registration requirements set forth in the *Pacific Grove Historic Context Statement*. In some cases, limited additional research was conducted by looking at the building forms illustrated in Sanborn Fire Insurance maps. Page & Turnbull assigned an integrity rating of “Excellent,” “Good,” “Fair,” or “No Historic Integrity” for properties while conducting survey fieldwork. A more detailed discussion about integrity and evaluating integrity in Pacific Grove is provided in **Section III. Evaluation Methodology**. If the property did not appear to meet any criteria for historic significance, “Not Applicable” was recorded in this field.
 - Eligible for the Pacific Grove HRI: This is a yes or no determination. A more detailed discussion about integrity and evaluating integrity in Pacific Grove is provided in **Section III. Evaluation Methodology**.
 - Eligible for the National Register/California Register: This is a yes or no determination. A discussion of determining significance for the National Register and California Register is provided in **Section III. Evaluation Methodology**.
 - Level of Significance: The level of significance refers to the geographical level – local, state, or national – at which the property has been found significant. For example, the early commercial development of Pacific Grove is a *local* historic context, whereas the construction of Carnegie Libraries would be a *national* historic context. Most properties in Pacific Grove are significant at the local level, meaning they are significant within local or regional historic contexts. If the property did not appear to meet any criteria for historic significance and/or did not meet the threshold for historic integrity, “Not Applicable” was recorded in this field.
 - California Historic Resource Status Code(s): California Historic Resource Status Code(s) that best define the relationship of the resource to local, state and national registers using the list in **Appendix F: California Historical Resources Status Codes**.
 - Evaluation Notes: In some cases, additional narrative is provided by Page & Turnbull regarding the evaluation and determination of eligibility of a property. This may include notes about integrity research using Sanborn maps, or additional relevant historical background information.

- **Significance Discussion Statement Table:** A table is provided to summarize the property's individual eligibility for the Pacific Grove Historic Resources Inventory, National Register, and California Register. If the property was not found to be eligible, the discussion generally statement reads "Not found to be eligible under this criterion during the course of this survey" or "Not found to be eligible under this criterion during the course of this survey due to loss of historic integrity." If the property was found to be eligible, a more detailed statement is provided to explain its significance and the register(s) for which the property is eligible. Standardized statements were created for properties found to be significant for their architecture or design due to limitations of the project scope. Properties were not evaluated under National Register Criterion D/California Register Criterion 4 for information potential (archeology) during the course of this survey. A more detailed discussion of the methodology for determining eligibility is provided in **Section III. Evaluation Methodology.**
- **References:** The primary reference for historical background information and property registration requirements is Page & Turnbull's *Pacific Grove Historic Context Statement*, prepared for the City of Pacific Grove. Approved by City Council October 19, 2011.

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