

APPENDIX 4 – CUL

APPENDIX C – CULTURAL RESOURCES

Appendix C

Chronology of Contacts with Native American Governments

1. August 26th, 2016: Request for City-wide project notification, per AB52 received from Esselen Nation.
2. September 1st, 2016: Letter from City to Louise J. Miranda Ramirez, Chairman, Ohlone/Costanoan-Esselen Nation providing project notification.
3. October 4th, 2016: In person meeting with City and Esselen Nation representatives to discuss project and potential impacts. Meeting took place at the City of Pacific Grove City Hall.
4. October 29th, 2016: City sent follow-up email to Louise J. Miranda Ramirez, Chairman, Ohlone/Costanoan-Esselen Nation requesting additional information to conclude Tribal consultation
5. No response to date was received and consultation is considered closed.



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

AGENDA REPORT

TO: City Council
FROM: Anastazia Aziz, AICP, Senior Planner
MEETING DATE: October 21, 2015
SUBJECT: Historic Determination HD 12-0171 for 157 Grand Ave – 159 Fountain Ave.
CEQA STATUS: Not a project

RECOMMENDATION

Adopt findings and determine that the Holman Garage, at 157 Grand Ave – 159 Fountain Ave. is ineligible for inclusion on the City's Historic Resources Inventory.

BACKGROUND

An Initial Historic Screening was conducted on May 9, 2012 by the Historic Resources Committee (HRC), and a determination of ineligible for the Historic Resources Inventory could not be made. More information was requested. A Phase 1 Historic Report by Richard Brandi dated August 2, 2012 and revised (per request by the Historic Resources Committee) on October 5, 2012 determined the structure is ineligible for the Pacific Grove Historic Resources Inventory, the California Register of Historical Resources, and the National Register of Historic Places.

At the November 14, 2012 Historic Resources Committee meeting, the item was discussed and continued to a date uncertain.

At the September 30, 2015 Historic Resources Committee meeting, the item was again discussed and on a motion made by Member Covell, seconded by member Hines, the Committee voted 2-2-0 (Mason and Sawyer opposed) to accept a Phase 1 Historic Report and to not add the property to the Historic Resources Inventory. As the motion failed to gain a majority, the motion did not pass.

On a motion by Chairperson Mason, seconded by Member Sawyer, the board then voted 4-0-0 to continue the item to the October 28th, 2015 HRC Meeting when the HRC was expected to have five Members.

At the October 7, 2014 City Council meeting, it was announced that, based on PGMC Chapter 23.74.040, Councilmembers Miller, Fischer, and Cuneo had called this item up for Council consideration.

DISCUSSION

Applicable General Plan Goals, Policies and Programs

Goal 1 of Chapter 7, Historic and Archaeological Resources, seeks to "provide for the identification, protection, preservation, and restoration of Pacific Grove's heritage of Victorian and other late

nineteenth century and early twentieth century historically and architecturally significant resources.”
The historic determination process implements this goal in evaluating resources for historicity.

Applicable Zoning Code Regulations

Pursuant to § 23.76.030, the Historic Resources Committee has the authority to determine whether or not the structure should be historic or not, based on the criteria listed in § 23.76.025. As concluded by the Phase 1 Historic Assessment, the property does not meet the eligibility criteria for listing on the Pacific Grove Historic Resources Inventory, the California Register of Historical Resources, and the National Register of Historic Places.

CEQA

This action is not a project under CEQA pursuant to S. 21065 in the CEQA Statute and Guidelines.

OPTIONS

1. Take no action.
2. Determine that the structure is historic and will be added to the City’s Historic Resources Inventory, citing specific findings and conditions.

ATTACHMENT

1. Draft Resolution
2. Historic Resources Committee November 14, 2012 Agenda Report
3. September 30, 2015 HRC meeting minutes
4. Relative public comments

RESPECTFULLY SUBMITTED:

Reviewed by:



Anastazia Aziz, AICP, Senior Planner



THOMAS FRUTCHEY, City Manager



MEETING MINUTES

CITY OF PACIFIC GROVE CITY COUNCIL SPECIAL MEETING

Wednesday, October 21, 2015, 5:00 P.M.

Council Chamber – City Hall – 300 Forest Avenue, Pacific Grove, CA

CALL TO ORDER

Mayor Kampe called the meeting to order at 5:00 p.m. Present: Mayor Kampe, Mayor Pro Tem Huitt, Councilmembers Cuneo, Fischer, Lucius, Miller, and Peake.

CLOSED SESSION

- A. Conference with Legal Counsel - Threatened Litigation, (Gov. Code §54956.9(d))
One Case



MEETING MINUTES
CITY OF PACIFIC GROVE
CITY COUNCIL
REGULAR MEETING

Wednesday, October 21, 2015, 6:00 P.M.

Council Chamber – City Hall – 300 Forest Avenue, Pacific Grove, CA

CALL TO ORDER

Mayor Kampe called the meeting to order at 6:00 p.m. Present: Mayor Kampe, Mayor Pro Tem Huitt, Councilmembers Cuneo, Fischer, Lucius, Miller, and Peake.

PLEDGE OF ALLEGIANCE

Mayor Kampe led the pledge of allegiance.

1. APPROVAL OF AGENDA

Upon motion by Councilmember Cuneo, the City Council voted 7-0 to approve the agenda.

2. PRESENTATIONS

None.

3. COUNCIL AND STAFF ANNOUNCEMENTS (City-Related Items Only)

A. Report on Closed Session by City Attorney

City Attorney Dave Laredo reported Council met during the special meeting to consider one item of threatened litigation. The Council did discuss issues and a threat of litigation to the proposed Admission Tax that have been expressed in meetings and in writing by the Attorneys representing the Monterey Bay Aquarium. No specific conclusion or reportable action was taken by Council.

Council and staff made general announcements.

City Manager Tom Frutchey announced those selected for the Short Term Vacation Rental Adhoc Task Force as Robin Aeschliman, Tom Akeman, Alka Joshi, Jan Leasure and Ahnalisa Miller.

4. GENERAL PUBLIC COMMENT

Public comment was received from the following: Jill Kleiss, Jay Spingarn, Jane Haines, Sam Rashkin, Pastor Jim Nelson, Tia Sukin, Lee Willoughby, Maureen Mason, Lynn Bohnen, Robert Sanukjian, Steve Thomas, Jeff Beckham, Marge Bergediere, and Kim Worrell.

CONSENT AGENDA

Action: Consent Agenda Item No. 6A was pulled and considered as Agenda Item 12B.

Action: Upon motion by Councilmember Cuneo, Council voted 7-0 to approve the reminder of the Consent Agenda.

Action: Upon a second motion by Councilmember Cuneo, Council voted 7-0 to include approval of the amended Minutes referenced via Errata.

5. APPROVAL OF CITY COUNCIL MEETING MINUTES

A. Minutes of the October 7, 2015 City Council Special and Regular Meetings

Action: Approved Minutes.

6. RESOLUTIONS

A. Contract Amendment with Elizabeth Schalaus for Human Resources Services **This item was pulled and considered as item 12B.**

Reference: Thomas Frutche, City Manager

Recommended Action: Adopt a resolution approving Amendment No. 2 to an existing contract with Elizabeth Schalaus for human resources services.

7. ORDINANCES

A. Condominium Ordinance for the C-1-T (Light Commercial/Hotel/ Condominium District

Action: Held second reading and adopted Condominium Ordinance 15-019 for the C-1-T District (Holman Building) as required by the voters in their approval of Measure E in June, 1994.

8. REPORTS – INFORMATION ONLY

A. Status of the City's MPWMD Water Allocation

Action: Received a report on the status of the City's water reserves per the August 2015 Monterey Peninsula Water Management District (MPWMD) monthly allocation report.

9. REPORTS – REQUIRING ACTION

A. Adopt a Resolution Amending Council Policies 400-5 *Investments* and 400-6 *Budget and Financial Management*; and Establishing Council Policies 400-7 *City Credit Card* and 400-8 *Cash Handling*

Action: Adopted Resolution No. 15-055 Amending Council Policies 400-5 *Investments* and 400-6 *Budget and Financial Management*; and Establishing Council Policies 400-7 *City Credit Card* and 400-8 *Cash Handling*

B. Pacific Grove Pony Baseball/Softball request to host a movie at Muni Softball Park, on November 6, 2015

Action: Approved Pacific Grove Pony League's request to show a "Movie in the Park" at the Municipal Ballpark on Friday, November 6th, 2015.

10. MEETING MINUTES OF COMMISSIONS, BOARDS, AND COMMITTEES

- A. Business Improvement District Committee Meeting Minutes: August 5, 2015 and October 7, 2015
Action: Received Minutes.
- B. Beautification and Natural Resources Commission Meeting Minutes: September 15, 2015
Action: Received Minutes.
- C. Economic Development Commission Meeting Minutes: September 15, 2015
Action: Received Minutes.

REGULAR AGENDA

11. PUBLIC HEARINGS

- A. Historic Determination (HD) 12-0171 for 157 Grand Ave – 159 Fountain Ave.
Mayor Kampe took the vote of Councilmembers for Call-up: Councilmembers Miller, Cuneo, and Fischer with each outlining their reason for call-up. City Attorney determined call-up reasons were adequate.
Victor Montgomery and Richard Brandi spoke on behalf of the Applicant.
Public comment was received from the following: Don Murphy, Jeff Beckham, Moe Ammar, and Cosmo Bua.
Action: Upon motion by Councilmember Huitt, the Council voted 3-4, Councilmembers Cuneo, Lucius, Fischer and Miller dissenting, to take no action tonight and refer the matter back to the Historic Resource Commission (HRC) to allow the HRC to take final action at their October 28, 2015 meeting, which they have committed to do. Motion failed.
Action: Upon a second motion by Councilmember Lucius, the Council voted 5-2, Councilmembers Huitt and Peake dissenting, to adopt Resolution No. 15-056, adopt findings and determine that the Holman Garage, at 157 Grand Ave – 159 Fountain Ave, is ineligible for inclusion in the City's Historic Resources Inventory.
- B. Cal-Am Pump House Historic Demolition Permit, 260 Sinex Avenue
Mayor Kampe took the vote of Councilmembers for Call-up: Councilmembers Miller, Cuneo, and Fischer with each outlining their reason for call-up.
City Attorney determined call-up reasons were adequate.
Public comment was received from the following: Cal-Am Representative Ian Crooks, Jeff Beckham, Sally Moore, Lynn Mason, Cosmo Bua, Barbara Thomas, and Lynn Bohnen.
Action: Upon motion by Councilmember Fischer, the Council voted 6-1, Councilmember Miller dissenting, to
 1. Hold a public hearing certifying the Environmental Impact Report (EIR) Pump House;
 2. Adopt Resolution No. 15-057, including the recommended Findings and Statement of Overriding Considerations;
 3. Approve a Mitigation Monitoring and Reporting Program and approve the

project;

4. Direct the City Manager or designee to approve the Historic Demolition Permit (HDP14-405) to demolish the Pump House. Given the historic importance of the site, require Cal-Am to install a memorial plaque approved by the City, install landscaping approved by the City, install one or more above-ground, non-working valves or other demonstrative aids, approved by the City, to assist the public in visualizing the nature of the pump house infrastructure; and donate the land and improvements to the City. City approval shall not be unreasonably withheld.

5. Direct City staff to explore enforcement actions for Cal-Am's non-compliance with the Historic Preservation Ordinance, as it neglected to perform the maintenance necessary to protect an historic resource.

6. Authorize the City Manager to amend these documents and actions, as appropriate, in order to best achieve the Council's intent.

Upon motion by Councilmember Cuneo, the Council voted 7-0 to change the order of the Agenda as follows: 12A, 11D, 11C, and 12B, to ensure that the highest urgency items were addressed.

12. UNFINISHED AND ONGOING BUSINESS

A. Polling and outreach services contract award; preliminary fiscal health analysis report; report on unanticipated extraordinary expenditures; and update on revenue measure options

Public comment was received from the following: Don Murphy.

Action: Upon motion by Councilmember Fischer, the Council voted 6-1, Councilmember Miller dissenting, to:

1. Adopt Resolution No. 15-058 to authorize the City Manager to execute a contract with the Lew Edwards Group in conjunction with Fairbank, Maslin, Maullin, Metz & Associates for polling and outreach services in an amount not to exceed \$70,625;
2. Receive a preliminary Fiscal Health Diagnostic Report;
3. Receive a report of unanticipated extraordinary expenditures for FY 2015-16;
4. Receive an update on revenue measure options

11. D. Ordinance amending the classification schedule for the Human Resources Manager position

No public comment was received.

Action: Upon motion by Councilmember Fischer, the Council voted 6-1, Councilmember Miller dissenting, to introduce and hold first reading of an ordinance to amend the classification schedule for the Human Resources Manager position and direct that publication of the ordinance will be satisfied by publication of a summary, approved by the City Attorney.

12. B. Contract Amendment with Elizabeth Schalaus for Human Resources Services **This item was pulled from Consent Item Agenda 6A.**

No public comment was received.

Action: Upon motion by Councilmember Cuneo, the Council voted 6-1,

Councilmember Miller dissenting, to adopt Resolution No. 15-054 approving Amendment No. 2 to an existing contract with Elizabeth Schalaus for human resources services.

11. C. Short Term Vacation Rentals (STVR) Fees
Reference: Terri C. Schaeffer, Housing Program Coordinator/Code Compliance Officer
Public comment was received from the following: Thom Akeman, Robert Sanukjian, Barbara Thomas, Evan Ollinger, and Joy Colangelo.
Action: Upon motion by Councilmember Lucius, the Council voted 6-1, Councilmember Peake dissenting, that this matter be tabled until after the newly formed Short Term Vacation Rental Task Force has an opportunity to meet and review this matter.
13. **NEW BUSINESS**
None.
14. **FULL PRESENTATIONS**
None.
15. **REPORTS OF COUNCIL MEMBERS AND OTHER CITY REPRESENTATIVES**
 - A. Meeting Report: League of California Cities Annual Conference, September 30 – October 2, 2015
Action: Received report.
 - B. Meeting Report: League of California Cities Annual Conference, September 30 – October 2, 2015
Action: Received report.
 - C. Meeting Report: League of California Cities Annual Conference, September 30 – October 2, 2015
Action: Received report.
 - D. Community Human Services Minutes of Regular Meeting: September 17, 2015
Action: Received report.
 - E. Monterey Regional Water Pollution Control Agency Summary of Recent Actions: October 2015
Action: Received report.
 - F. Preventing Alcohol Related Traumas on the Peninsula (PARTS) Coalition Meeting: October 15, 2015
Action: Received report.

ADJOURNMENT

Council adjourned the regular meeting at 9:55 p.m.

Respectfully Submitted,



Sandra Kandell
Deputy City Clerk

Approved by Mayor: Bill Kampe Date 11/5/15

Attest by City Manager: Thomas R. Richey Date 11-6-15

Phase I Report on Holman's Garage

Conducted for:

Nader Agha
542 Lighthouse Avenue
Pacific Grove, CA 93950

Prepared by:

Richard Brandi
Architectural Historian
125 Dorchester Way
San Francisco, CA 94127

August 2, 2012

Phase I Report on Holman's Garage

Summary

This report represents a Phase I Historic Assessment pursuant to the Pacific Grove Guidelines for Historic Assessments dated March 24, 2008 and amended April 2, 2009. This report concludes that Holman's Garage at 156-162 Fountain Avenue (APN 006-173-001-000) is not eligible for the National Register of Historic Places, California Register of Historical Resources, or Pacific Grove Historic Resources Inventory.

Methods

This review was conducted by Richard Brandi who holds an M.A. in Historic Preservation from Goucher College, Maryland and a B.A. from U.C. Berkeley. He is listed as a qualified historian with the City of Pacific Grove, the County of Monterey, and the California Historical Resources Information System. With over 10 years of professional experience in architectural history and historic preservation, Mr. Brandi meets the requirements of a Qualified Professional as set forth by the Secretary of the Interior.

The sources used for this report are the property file maintained by the City of Pacific Grove Community Development Department, historic Sanborn maps, the Historic Context Statement for the City of Pacific Grove, newspaper files at the Pacific Grove Library reference section, city directories, Pat Hathaway's California Views Historical Photo Collection, and the Pacific Grove Museum of Natural History photo collection. A site visit was made to the building on June 19, 2012.



Holman's Garage.

Historic Context

Holman's Garage was built for Wilford R. Holman, a prominent Pacific Grove developer and businessman, during the period that the Pacific Grove Historic Context Statement calls, "Pacific Grove Comes of Age" (1903-1926). During this period, intense building took place in Pacific Grove's business district. Holman was the son of R.L. Holman, a wealthy businessman who died in 1909. Wilford Holman built a department store and a garage on the site of the former El Carmelo Hotel. This department store replaced an earlier store built in 1904 on Lighthouse Avenue (no longer extant).¹

During the 1920s, a number of new shops, markets, theaters and social halls were built along Lighthouse Avenue. Two buildings set the tone for new architectural styles and construction techniques that would guide future commercial development, E. C. Smith's neoclassical two-story bank at 569 Lighthouse Avenue in 1916 (extant) and the reinforced concrete Holman's department store in 1924. Holman's department store was heralded as one of the largest between San Francisco and Los Angeles. In 1931, a third floor and fourth floor solarium were added. In 1919, Wilford had constructed a large reinforced concrete auto garage, repair and supply store that spanned the entire block between Fountain and Grand Avenues south of Central Avenue (extant but altered).²

After the turn of the 20th century and particularly with the introduction of Ford's Model T in 1908, the automobile quickly gained popularity. Echoing a national trend, many parking lots, service stations and other auto-related buildings were constructed during the 1910s and 1920s in Pacific Grove. For example, Thomas A. Work constructed a two-story, reinforced concrete auto garage and salesroom at 174 Grand Avenue behind his buildings on Lighthouse Avenue (extant). By 1914, another large reinforced concrete auto garage had been built on the site of the old Mammoth Stable building, spanning the entire block between Fountain and Grand (extant). A former store at 307 Forest Avenue was also enlarged around this time and converted to an auto garage and repair shop. As more automobiles appeared in the city, old stable buildings were converted to garages.³

Holman's garage was part of the trend to capitalize on the demands of the early automobile. Many cars were built using wood bodies and some had canvas or open tops that were vulnerable to the rain. Few houses at the time had garages and public garages were used to store and service automobiles and were rented on a daily or monthly basis.⁴ Holman's Garage was designed and used for this purpose and not as a place to park while shopping at Holman's department store. There was ample parking on the street or in the vacant lot between the department store and garage.

Construction and Use History

The construction history of the building is incomplete but the salient changes can be ascertained. The original construction permit has not been located. Construction of the garage was completed in 1919 or 1921.⁵ The rectangular-shaped, one-story building has a gable roof with false fronts on Fountain and Grand Avenues. The building occupies the

corner end of the block formed by Fountain, Central and Grand Avenues. The building walls are reinforced concrete and the roof is made up of wood trusses. The area south of the building is vacant. The building is visible from all four sides. The garage originally was designed to hold 90 cars according to Sanborn maps. It also served as an automobile showroom for Durant automobiles in 1922.⁶

A 1923 photo shows the building with eight identical skylights. The false fronts consisted of stepped parapets on both the Fountain and Grand Avenues façades. The parapets were divided into four parts with recessed panels separated with a raised central portion and terminated with a cornice. Shed roofs were located on each façade above the windows and were clad with sheet metal shingles. The Fountain Street façade had five large plate glass windows and a single automobile door near the corner of Center Avenue. The corner of the building was angled to allow an automobile to drive up to a gasoline pump. Horizontal light stands projected over the façade. Although the building had similar looking façades on Fountain and Grand Avenues, the primary façade was on Fountain Avenue. See Appendix, Figures 1, 2.

The 1926 Sanborn map shows a gas and oil station on the corner with an address of 150 Fountain. It shows the former auto display area as an auto supplier with an address of 60 Fountain. See Appendix, Figure 3.

Historic photos could not be found for the Grand Avenue façade, but a 1987 photo shows a large automobile door and loading dock in the left bay, two personnel doors and four multiple pane windows in the other bays. The 1926 Sanborn map shows the loading dock with an address of 151 Grand Ave. See Appendix, Figure 4.

The south façade facing the parking lot had eight similar size windows. The Central Avenue façade had 10 windows. Doors are not evident on either façade. See Appendix, Figures 1 and 2.

Alterations

In 1931, the corner of the garage at Fountain and Central Avenues was altered by cutting four arched openings into the Central Avenue façade to provide for automobile entrances as part of a remodeling for an enlarged service station. See Appendix, Figure 5.

In 1938, a shed was added to the south side of the building on Fountain Avenue. This alteration is believed to be the restaurant shown on the 1962 Sanborn map which is now Mando's cafe. This original shed building was extended rearward to its present length sometime after 1937.

Records indicate a number of permits were issued for the building although further details are not available:⁷

Permit	Date	Location	Description of Work on Permit
502	1/12/1931	SW corner Fountain and Central	Remodel bldg and service station to make 63'x26' service station
1360	12/15/1938	156 Fountain	Addition for storage
2817	11/12/1947	162 Fountain	Change store front
3711	5/22/1950	Left hand Grand	Cut door rear store
1191	11/1/1952	Central and Fountain	Remodel
1492	1/19/1957	Fountain and Central	Sign
2471	11/30/1960	162 Fountain	Remodel
2497	1/2/1961	152 Fountain	Sign

The 1962 Sanborn map shows that a store has been inserted into what had been the auto entrance on Fountain Avenue. The permits do not indicate when this change occurred. See Appendix, Figure 6.

The building was used as a garage until it became a warehouse for Holman's department store at an unknown date. It was later used by Ford's department store as a warehouse. The portion of the building along Fountain Avenue was occupied by retail store fronts for many years.

At some point, the shed roofs were reclad with wood shingles. Also the recessed panels on the stepped parapet on the Fountain Avenue façade were removed. Many additional skylights were added on the roof. A series of alterations were made to the south façade so that only one window now remains. The arched openings for automobiles on Central Avenue were filled in and replaced with windows.

In the late 1980s, the Grand Avenue side of the building was altered when it was subdivided into a series of professional offices and shops. During this alteration, the Grand Avenue façade was changed with the insertion of a new personnel entrance in the middle of the façade. The automobile door, loading dock, and existing personnel entrances were removed and replaced with new windows.⁸

The cumulative effect of these alterations is to significantly alter the appearance of the building from the time when it was used as an automobile garage. The building had a relatively simple design and the removal of most of the original detailing compromises the building's integrity as explained below. See Appendix, Figures 7, 8, 9, 10.

Period of Significance

Based on the construction history, the appropriate period of significance corresponds to the time when the building was used as a garage. Available permits do not indicate when it ceased to be used as a garage but they suggest that it could have occurred between 1947 and 1960. The building is therefore assigned a period of significance of 1921-1960 when it was used for automobile related services. The period of significance may be revised if further research determines the precise date when the building was no longer used for automobile services.

Eligibility

National Register of Historic Places

The *National Register of Historic Places* ⁹(NRHP) evaluates a property's historic significance based on the following four criteria:

Criterion A (Event): Properties that are associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B (Person): Properties that are 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 and distinguishable entity whose components may lack individual distinction.

Criterion D (Information Potential): Properties that have yielded, or may be likely to yield, information important to prehistory or history.

In addition to historic significance, an NRHP evaluation includes a determination of physical integrity, or the property's ability to convey its historic significance. Integrity consists of seven aspects: location, design, setting, materials, workmanship, feeling, and association.

Criterion A (Event)

To be potentially eligible for *individual* listing on the NRHP, a structure must usually be more than 50 years old, must have historic significance, and must retain its physical integrity. Since the building was constructed approximately 91 years ago, it meets the age requirement. However, it does not appear to possess sufficient association with events that have made a significant contribution to the broad patterns of our history, at either the local, state or national level.

Although constructed during the growth of Pacific Grove's business district during the 1920s, it was one of many buildings built during that period. It is no more strongly associated with this event than other buildings built during the period. For a structure to be eligible under NRHP, Criteria A, "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well...Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity."¹⁰ Similarly, the garage was one constructed along with other auto related buildings constructed during the 1920s, but such association is insufficient for meeting Criterion A.

Criterion B (Person)

Although built for Wilford Holman, a historically significant person, the garage is not associated with the things that make Holman significant. As the Historic Context Statement says:

...commercial buildings from this period may be significant for their association with persons important to Pacific Grove's history, such as prominent businessmen T.A. Work and Wilford Holman. If this is the case, however, the building should be compared to other associated properties to identify which property(s) best represent that person's achievements or reasons for being significant.¹¹

Holman is strongly associated for his department store, not for a garage which passed out of usage as a garage many years ago. The garage was built as a separate business activity distinct from the department store. In other words, Holman is not known for having a garage, he is known for his department store. Thus the former garage does not "best represent" Holman's achievements in Pacific Grove and it does not therefore qualify under Criterion (B). The garage is not related functionally to the department store and thus is not related to the historical significance of the department store.

Criterion C (Design/Construction)

Properties may qualify for listing if they 1) embody the distinctive characteristics of a type, period or method of construction, 2) represent the work of a master, 3) possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

1. Distinctive characteristics of a type, period or method of construction

The building was built in 1921 with reinforced concrete. According to the Historic Context Statement, many reinforced concrete garages were constructed in Pacific Grove during this period and the structure does not embody the distinctive characteristics of a type, period or method of construction.

2. Represent the work of a master

The designer or architect, if any, responsible the Holman Garage is not known.

3. Possesses high artistic values or represent a significant and distinguishable entity.

According to the NRHP, “a property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. A property is not eligible, however, if it does not express aesthetic ideals or design concepts more fully than other properties of its type.”¹² The building is typical of other garages built during the 1910s and 1920s and does not possess high artistic values. Nor does it represent a significant and distinguishable entity

Criterion D (Information Potential)

Archival research provided no indication that the building has the potential to yield information important to prehistory or history.

California Register of Historical Resources

The *California Register of Historical Resources*¹³ (CRHR) evaluates a resource’s historic significance based on the following four criteria that are very similar to the National Register:

Criterion 1 (Event): Resources 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 (Person): Resources associated with the lives of persons important to local, California or national history.

Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region or method of construction, or that represent the work of a master or possess high artistic values.

Criterion 4 (Information Potential): Resources that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

For the reasons outlined above under the discussion for the National Register, the building is not eligible for listing under the California Register of Historic Resources.

Pacific Grove Historic Preservation Evaluation Criteria

The City of Pacific Grove criteria for historic resources (Chapter 23.76.025 Evaluation Criteria) lists several criteria for local listing which are similar to the criteria of the National Register and California Register:

- (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 a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove;
- (i) Whether it retains the integrity of the original design;
- (j) Whether it contributes to the architectural aesthetics and continuity of the street;
- (k) Whether it is located within a geographically definable area possessing a concentration of historic properties which visually contribute to each other and are unified aesthetically.

Criteria (a) through (g) and (j) are similar to the criteria identified by the National and California Registers. Therefore, for the reasons outlined above under the discussion for the National Register, the building is not eligible for listing under those eight Pacific Grove Historic Preservation Evaluation criteria. Three of the Pacific Grove criteria are different from those identified by the National Register and California Register.

(h) Whether it has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove.

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

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

Criterion (h) is somewhat vague and broad since every building has a unique location. The former garage does not have “singular characteristics” as there are a number of other reinforced concrete garages extant in Pacific Grove. The former garage is a familiar feature but this alone, absent it also having “a unique location or singular physical characteristics,” fails to meet criterion (h).

Criterion (i) relates to integrity and will be addressed in the next section.

Criterion (k) relates to a geographic concentration of historic properties that not only visually contribute to one another but also are unified aesthetically. The area around Holman’s Garage does not qualify under this criterion as the buildings in this area vary greatly in age, appearance, and architectural style.

Integrity

The evaluation of historic significance is a two-step process. First, the historic significance of the property must be established. If the property appears to possess historic significance, then a determination is made of its physical integrity, that is, its authenticity as evidenced by the survival of characteristics that existed during the resource’s period of significance. Since the building does not possess historic significance, there was no need to evaluate its physical integrity.

However, Holman’s Garage was assessed for its physical integrity. The Historic Context Statement gives clear guidance concerning the issue of integrity. Since the context statement has been officially adopted by the city, it is the controlling authority for determining eligibility.¹⁴

In order to be eligible for listing in the local, state, or national historic registers, a commercial property must retain sufficient integrity to convey its significance as part of commercial development during this period. While most buildings undergo change over time, alterations should not significantly change the essential historic character of the buildings....The aspects of integrity deemed most important for this period are location, design, materials, association and feeling.¹⁵

The context statement lists the minimum eligibility requirements to the local register. A property should meet all five requirements:

- Clear example of commercial architecture from this period.
- Retains original form and roofline.
- Substantially retains the original pattern of window and doors. Storefront alterations, particularly in multi-story commercial buildings, can be acceptable.
- Retains at least some of its original ornamentation, if applicable. The retention of entry, window and/or roofline ornamentation should be considered most important.
- Replacement of doors and windows may be acceptable as long as they conform, or substantially conform, to the original door/window pattern and the size of the openings.¹⁶

The former garage is no longer a clear example of commercial architecture from its period of significance (1921-1960). The stripping of detailing on the Fountain Avenue façade, the multiple additions on the south façade, and the insertion of a large personnel entrance and alterations on the Grand Avenue façade obscure its historic commercial origins. The former garage does not retain its original pattern of windows and doors. It also does not retain its original ornamentation. The replacement doors and windows do not substantially conform to the originals or to those extant during the period of significance. The building fails to meet four of the five minimum eligibility requirements established in the Historic Context Statement. Therefore, even if the building was considered to be historically significant under any criterion, its loss of integrity makes it ineligible for listing on the National Register of Historic Places, California Register of Historical Resources and Pacific Grove Historic Resources Inventory.

Conclusion

The former Holman's Garage is not eligible for the listing on the National Register of Historic Places, California Register of Historical Resources and Pacific Grove Historic Resources Inventory.

¹ Page & Turnbull, Inc., *City of Pacific Grove Historic Context Statement*, Final, October 31, 2011, pages 120-122.

² Ibid pages 158-159.

³ Ibid pages 162-163.

⁴ William Kostura, "Van News Auto Row Support Structures, A Survey of Automobile-Related Buildings along the Van Ness Corridor," 2010, page 36.

⁵ The Historic Context Statement (page 158) gives a date of 1919 but the Pacific Grove Historical Society gives a date of 1921, The Board and Batten Newsletter, August/September 2002, page 2. This report assigns a date of construction of 1921.

⁶ *Pacific Gove Daily Review*, May 1, 1922.

⁷ City of Pacific Grove Community Development Department Property File.

⁸ Use Permit Application No. 2014-87, City of Pacific Grove Staff Report, September 3, 1987.

⁹ <http://www.cr.nps.gov/nr/publications/bulletins/nrb15/>.

¹⁰ http://www.cr.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm#crit%20a.

¹¹ Page & Turnbull, Inc., *City of Pacific Grove Historic Context Statement*, Final, October 31, 2011, pages 183-184.

¹² http://www.cr.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm#crit%20a.

¹³ http://ohp.parks.ca.gov/default.asp?page_id=21238.

¹⁴ Page & Turnbull, Inc., *City of Pacific Grove Historic Context Statement*, Final, October 31, 2011. Approved by the Pacific Grove City Council on October 19, 2011.

¹⁵ Ibid pages 183-184.

¹⁶ Ibid.

Appendix
Richard Brandi
Phase 1 Report on Holman's Garage



Figure 1. Corner of Fountain and Central Avenues circa 1923. Source: Pat Hathaway Collection.



Figure 2. South side on Fountain Avenue circa 1923. Source: Pat Hathaway Collection.

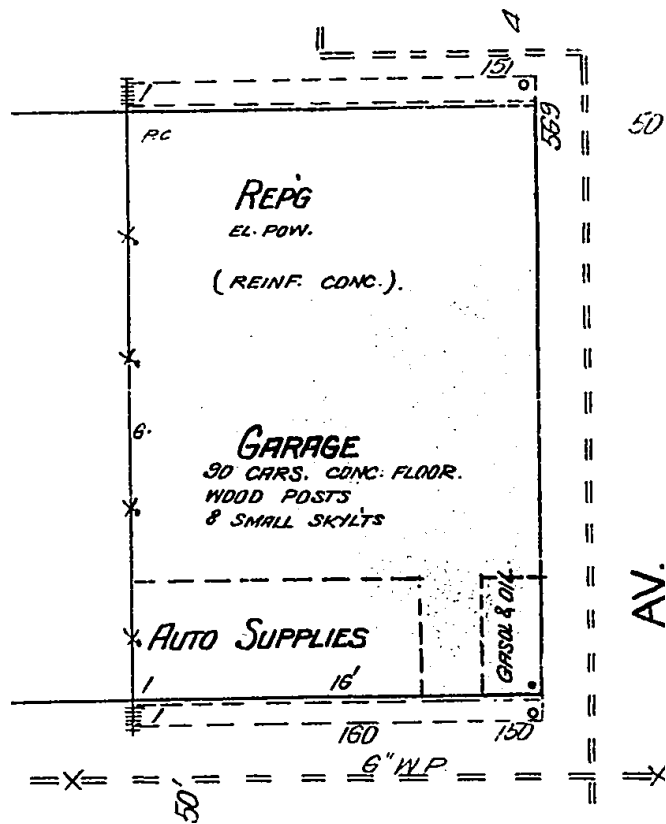


Figure 3. 1926 Sanborn map #8.

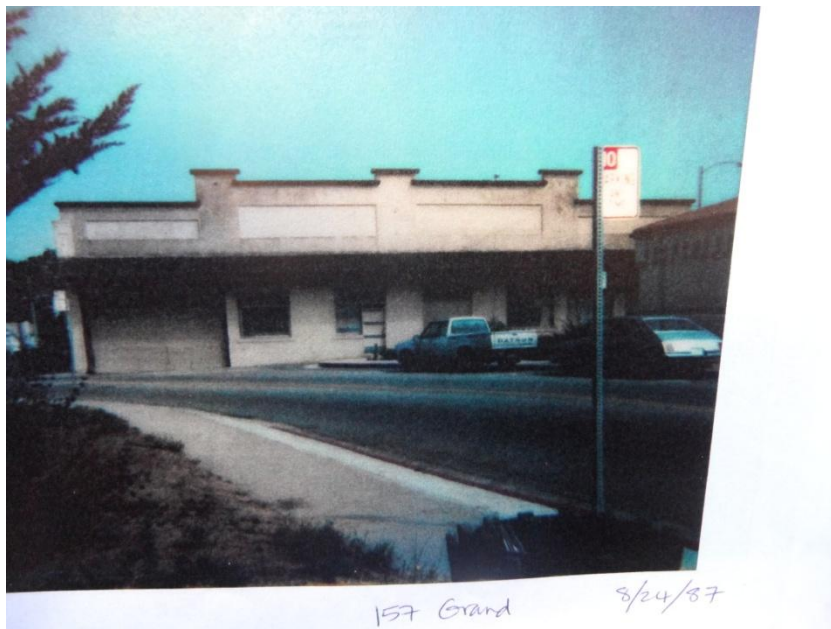


Figure 4. Grand Avenue in 1987. Source: City of Pacific Grove Property file.



Figure 5. Corner of Fountain and Central Avenues dated 1936. Source: Photo hanging on wall in the Pacific Grove Community Development Department.

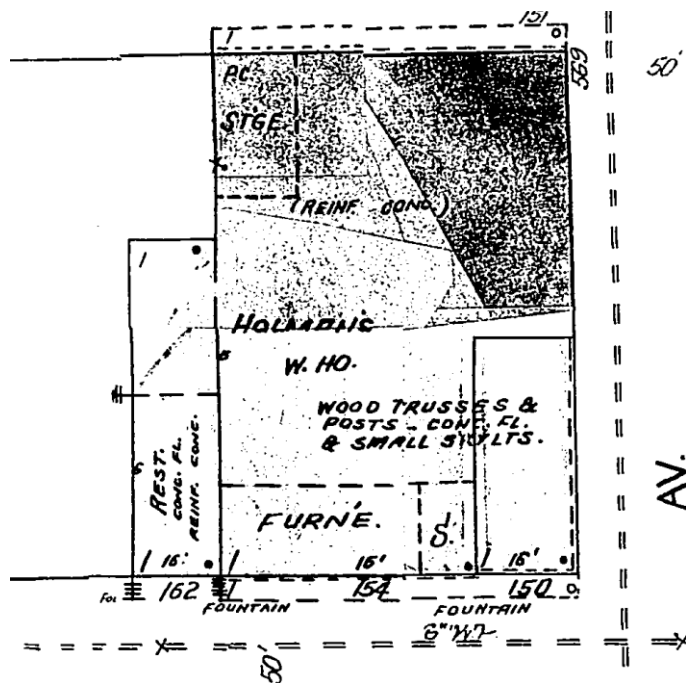


Figure 6. 1962 Sanborn map #8



Figure 7. Corner of Fountain and Central Avenue, 2012. Compare with Figure 1.



Figure 8. Grand Avenue facade, 2012. Compare with Figure 4.



Figure 9. South facade, 2012. Compare with Figure 2.



Figure 10. Close up showing remnants of original metal sheathing on shed roofs, 2012.

