
7 Historic and Archaeological Resources

This chapter incorporates and supersedes the historic preservation element adopted by the City in 1987.

7.1 A BRIEF HISTORY OF PACIFIC GROVE

The Monterey Bay area was successively occupied by three major cultural groups: Native Americans of the central coast region; Spanish-Mexicans; and Northern Europeans.

7.1.1 Native Americans

Aboriginal peoples first occupied the California Coast more than 10,000 years ago; a few hundred inhabited Pacific Grove. They relied heavily on coastal resources for subsistence, did not farm, and did not raise animals for food. Their subsistence was based solely on hunting and gathering a wide variety of animals and plants. They moved their villages periodically and did not build permanent structures.

Native Americans first came in contact with Spanish explorers in 1602. Of the 11,000 total Native American population at that time, about one-third lived in the Monterey Bay Area. Although Native Americans still occupied a considerable part of the Monterey Bay area until the beginning of European settlement 150 years later, many Native Americans were transferred to missions, the closest of which was located in Carmel. By 1920 there were only 56 recorded survivors of this large Native American population.

There is nearly continuous archaeological evidence along the Pacific Grove waterfront indicating Native American use of the Pacific Grove area.

7.1.2 Spanish-Mexican Settlement

The first Spanish-Mexicans settled in the Monterey Bay area in 1770. They introduced horses, cattle, and sheep to the abundant range land. They also intro-

duced non-native vegetation which brought sweeping ecological and visual changes to the landscape.

In comparison with their cattle industry, tilling the soil was a minor activity of the Spanish settlers and took place primarily around the Mission sites. It took only a small number of workers to maintain the great cattle herds. Thus, the population of Spanish-Mexicans was sparse over most of the Monterey Bay area. As late as 1847, only about 40 Europeans lived in the nearby Pajaro Valley.

7.1.3 Northern European Settlement

The early recorded history of the Monterey Peninsula is the history of the city of Monterey. Monterey is one of the oldest communities in North America. The Spanish first came to the present site of Monterey just 50 years after Columbus discovered the New Continent.

In the early 1800s, the rearing of cattle for hides and the hunting of marine mammals was the principal commerce. Sea otters, sea lions, and whales were in abundance. Many new settlements whose economy was based on the whaling industry were established along the coast. Monterey Bay was a major center for this activity.

Many small towns were founded in California in the 1870s, primarily in response to local economic and social pressures. Pacific Grove, however, was formed for religious purposes. Most of the land that now constitutes Pacific Grove was owned by David Jacks, a wealthy land owner and rancher. In 1875, he consented to the development of a Methodist Christian Seaside Retreat on 100 acres of pine-covered coastal land that he donated. The Retreat was conceived as a place to worship in a quiet and beautiful natural environment where one could nurture both spiritual and physical health. The first two-week camp meeting of Methodist ministers was held on August 8, 1875, and the meetings became an annual event for several decades.



David Jacks

Source: The Pat Hathaway Collection

Sections of Mr. Jacks' property were subdivided into 30' x 60' lots to be used as tent sites for seasonal visitors. Gradually, permanent tent frames were constructed on the lots, and eventually many frames were converted to year-round single-wall structures. Later, other lots were sold for year-round homes and stores, and streets were improved. A few people began staying in the campground over the winter. They built the first homes, usually modest board-and-batten structures. A handful of shops and services sprouted on and around Light House Road. Three parks were developed (Caledonia Park, Greenwood Park, and Cypress—now Berwick—Park). Although a large stable was built on Grand Avenue, walking was considered the appropriate method of transportation within the community.

As Pacific Grove's permanent population slowly grew, and as the summer crowds increasingly filled available boarding houses and tent sites, the community faced

its first urban problem, an inadequate water system. In 1881, approximately 7,000 acres of land (including the Ranchos Pescadero and Point Pinos) were sold to the Pacific Improvement Company (PIC) by David Jacks. In 1883, he sold more land—including the site of Pacific Grove—to PIC. PIC was a subsidiary of the Southern Pacific Railroad which heartily endorsed the development of an attractive seaside resort that would draw railroad passengers from three directions. One of PIC's first accomplishments was to solve the water problem by connecting the town supply with the Carmel River. PIC graded and leveled streets, put into effect sewerage and drainage and trash pickup, and resurveyed lots.

On July 16, 1889, Pacific Grove incorporated. By agreement with PIC, the Pacific Grove Association—the original founding body—continued to have “moral and prudential control over the grounds.” Over the next few decades, a number of areas were added to the city, and the Victorian homes that came to define Pacific Grove's residential character were built.

Other inhabitants of the Monterey Bay Area and Pacific Grove were Chinese immigrants who came to work on the railroad. Many eventually became fishermen and developed a thriving industry based on shipping sea products to the Orient. By 1853, some 500 to 600 people inhabited “Chinatown,” located at Point Alones, where Hopkins Marine Station now stands. The Chinese Village was one of the most thriving settlements of its kind on the west coast. In 1906, it burned to the ground, and none of its residents were allowed to return.



Forest Avenue, 1890s

Source: The Pat Hathaway Collection

During the 1870s and 1880s, mineral wells and salt-water baths in Pacific Grove grew in popularity. By the early 1900s, a large bathhouse and boat house had been constructed. Recreation and tourism on the Monterey Peninsula grew steadily after the turn of the century. Golf courses built in the early 1930s attracted increasing numbers of tourists to the recreational and scenic amenities of the area.

(Also see Chapter 2, Section 2.1, “History of Land Use Planning in Pacific Grove.”)

7.2 HISTORIC SITES AND BUILDINGS

Pacific Grove was initially developed as a temporary site for summer religious gatherings. Simple, gabled, redwood frames were erected over platforms and covered with canvas tents for the two- to three-week camp meetings of the Methodist ministers and lay-people. The first variation on this mode of alfresco living was the application of a single exterior wall of vertical redwood boards, weatherproofed as much as possible by thin battens covering the joints between the wider wood members. This envelope was overlaid with a simple cedar or redwood shingle roof to carry water away from the building.

The city’s early growth coincided with the height of technological development in the American building trades, and the completion in 1890 of a national rail transportation system that provided easy access to necessary materials. The 1890s saw the construction of a number of “modern” family homes complete with double walls, second stories, gas and electric fixtures, plumbing, stained glass, wainscoting, plaster ceiling



Oliver Smith Trimmer House

rosettes, and elaborate interior and exterior woodwork. Although still modest in size by some Victorian standards, these lovely architectural gems gave Pacific Grove the reputation of having one of the finest and largest collections of Victorian seaside cottages on the west coast. Many of these homes continue to grace the Retreat area, bordered roughly by 1st Street, Ocean View Boulevard, Pacific Street, and Lighthouse Avenue.

By 1900, a number of building suppliers were in Pacific Grove proper. Many of the building tradespeople who worked peninsula-wide settled in the Grove, and many of them built their own homes as well as the turn-of-the-century summer seaside cottages. These buildings offer many examples of the later Victorian styles, ranging from Gothic Revival through Queen Anne and Colonial Revival (all popular from the early 1890s to as late as 1910). The residences, and the initial commercial business houses in the Grove, were



F. L. Buck House



Chautauqua Hall



Centrella Hotel



Gosby House

the product of the working class, and therefore “high style” Victorian buildings are the exception rather than the rule.

As Pacific Grove’s economy expanded and the community took on a more permanent character, housing began to appear more substantial, especially in the areas of the First, Second, and Third Additions. Neat cottages could be constructed from patterns available in innumerable pattern books in any style or combination of desired styles for \$600 to \$1,500. During the first decade of the twentieth century, newer designs began to appear in the form of the Colonial Revival styles including a variety of Shingle style. Craftsman cottages and bungalows appeared, and the Mediterranean Revivals, beginning with the Mission style, became popular in commercial, and later residential, construction.

Redwood framing remained the dominant form for residential construction until the Depression. Single wall construction gave way to double wall construction with a variety of surface treatments. Stucco became a popular substitute for the vertical and horizontal siding that predominated in the last decades of the nineteenth century. In commercial building, Portland cement became a regularly used construction material. The built environment of Pacific Grove is basically the product of carpenter builders who executed designs in redwood, then fir and pine, from architectural pattern books available from the 1880s through the 1920s and 1930s. Perhaps that is why Pacific Grove retains in much of its physical makeup a “turn-of-the-century” look that gives the town its particular character.

7.2.1 Officially Designated Historic Landmarks

There are a number of officially designated historic buildings in Pacific Grove. The following are listed on the National Register of Historic Places:

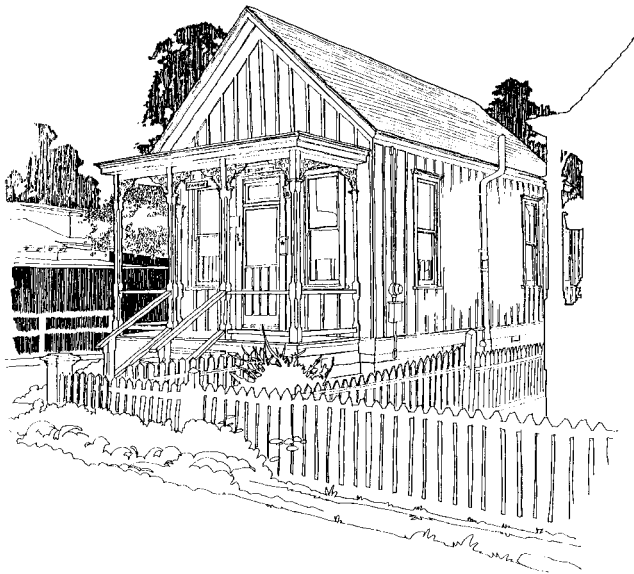
- F. L. Buck House
- Oliver Smith Trimmer House
- Centrella Hotel
- Chautauqua Hall
- Gosby House
- Pt. Pinos Lighthouse

Chautauqua Hall is also a California Registered Historical Landmark, and the Oliver Smith Trimmer House is a California Point of Historical Interest.

An additional six historic buildings, also listed on the National Register of Historic Places, are located at the Asilomar State Beach and Conference Grounds. They are: the Crocker Building, Dodge Memorial Chapel, Phoebe A. Hearst Social Hall, Merrill Hall, Scripps Hall, and Visitors Lodge.

7.3 ARCHITECTURAL STYLES IN PACIFIC GROVE

Over 1,200 historic buildings in Pacific Grove were identified in a mid-1980s inventory of structures built between 1874 and 1926. Most of the buildings fall into one of the 13 architectural styles described below.



Vernacular Architecture (1874-1940)

Vernacular Architecture is the term applied to the traditional American architecture passed on to successive generations of builders and designers. These “pioneer houses” were of simple shape with “I” or “L”-shaped plans, gabled or hip roofs, and materials, shapes, textures, proportions, and ornamentation imported from older Eastern forms.



Gothic Revival (1887-1890)

Gothic Revival, also called *Carpenter Gothic*, was imported from England in a revolt against the rigidity of classical forms. It features irregular composition, steep gable roofs, lancet windows, trefoil and quatrefoil porch trim, and board-and-batten siding.



Italianate (1880-1900)

Italianate was inspired by picturesque Italian farmhouses. The most obvious feature was a square tower above shallow hip or gabled roofs.



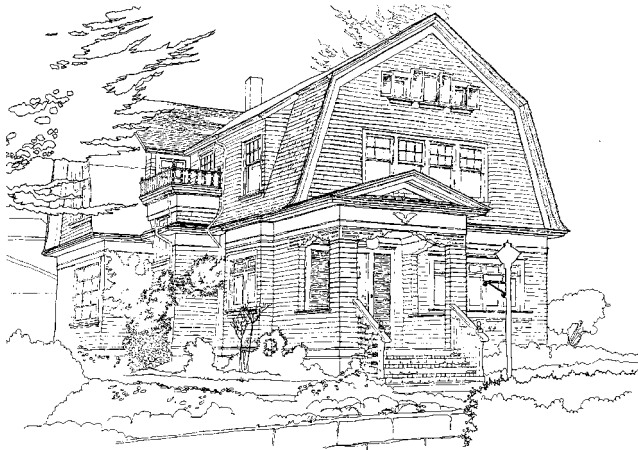
Queen Anne (1880-1910)

Queen Anne displays a variety of decorated eaves and porches, gables, towers and turrets, bay windows, stained glass, and patterned shingles. Structures vary greatly in size and design.



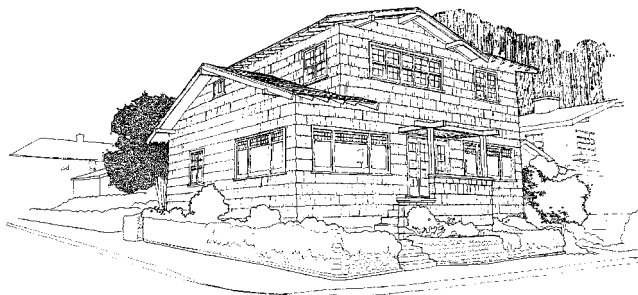
Stick/Eastlake (1880-1900)

Stick/Eastlake is a transitional style that freely adapts medieval English building traditions and links *Gothic Revival* with *Queen Anne*. Buildings generally have gabled roofs and towers, decorative corbelled chimneys, and walls marked by patterns of horizontal, vertical, and diagonal boards.



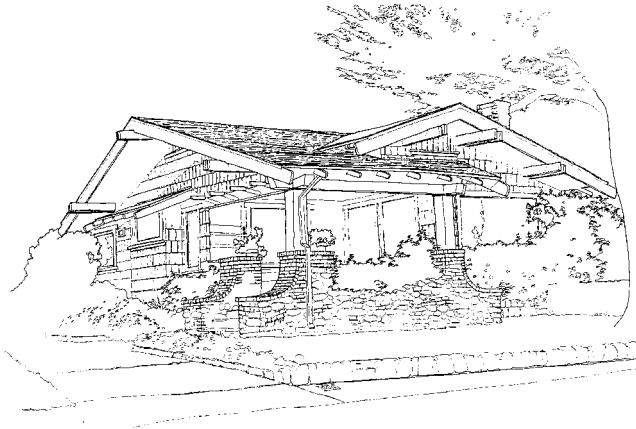
Colonial Revival, also called Georgian (1840-1950)

Colonial Revival, also called *Georgian*, reinterprets the English and Dutch houses of the Atlantic Seaboard. Typical examples append Palladian windows, classical portico entries, and windows of small square or diamond panes to *Queen Anne*, *Stick*, and *Shingle* structures.



Shingle (1900-1920)

Shingle is a uniquely American adaptation that surrounds the basic forms of *Queen Anne* and *Colonial Revival* with unembellished wood shingles, and adds foundations and porches of rough field stone with classical column porch posts.



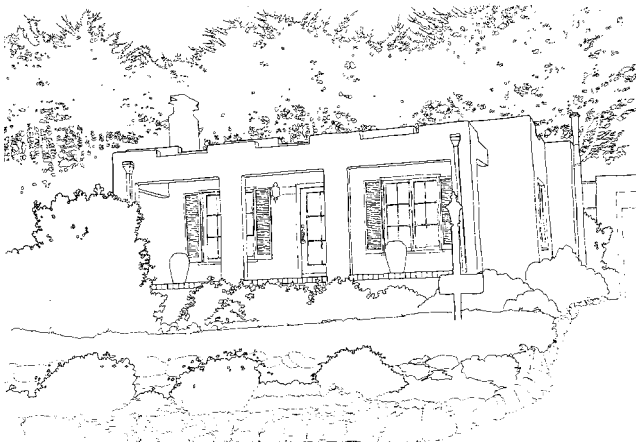
Craftsman/Bungalow (1905-1940)

Craftsman/Bungalow borrows from English arts and crafts, oriental wood architecture, California adobe dwellings, Swiss chalets, and barns and log cabins. These simple residences were informal in plan, elevation, and detail. They hugged the ground with low-pitched and wide-projecting gable roofs, with rafters exposed. Most had large porches under a secondary (lower) roof supported by square or elephantine columns. Bases and foundations used river rock or clinker brick.



Spanish/Mediterranean Revival (1900-1940)

Spanish/Mediterranean Revival came in several variations, including *Spanish Colonial*, *Mission Revival*, and *Andalusian*. Buildings feature white-washed stucco, low-pitched tiled roofs, arched openings, balconies, and curvilinear gables. *Spanish Colonial*, with its twisted, decorative columns, is more formal in appearance than *Mission Revival*. *Mission Revival* appended parapets, round arches, and quatrefoil windows to plain stucco walls capped by red Spanish tile roofs. *Spanish Eclectic* added colored tiles and wrought iron window grilles. Samuel F. B. Morse required residences in his Pebble Beach Country Club to reflect the architecture of Spain, Old California, Mexico, or the southern Mediterranean, and he reviewed and approved the plans before allowing construction to proceed.



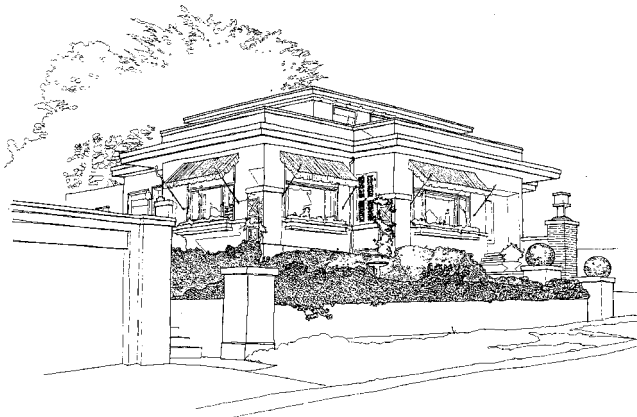
Pueblo Revival (1910-1940)

Pueblo Revival is an offshoot of *Mission Revival*. These earth-colored stucco buildings with flat roofs, low parapet walls above the roofs, projecting wood roof beams, and rounded windows and building corners attempt to capture the appearance of the flat-roofed adobe structures of the Southwest.



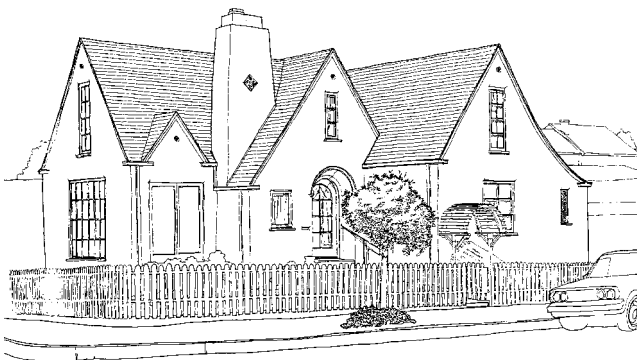
American Foursquare (1900-1930)

American Foursquare presents a two-story square or rectangular plan with a hip roof, heavy eaves, a porch across the front, and sometimes a large dormer.



Prairie Style (1920-1930)

Prairie Style was adapted from buildings designed by Frank Lloyd Wright. Houses are characterized by horizontal lines, broad, low roofs with wide overhangs, windows in bands, porches that are an integral part of the building, and low and massive chimneys.



Tudor (1920-1940)

Tudor is an historically incorrect title for a style based loosely on late medieval English prototypes, ranging from thatched-roof cottages to grand manor houses. The style is identified by steeply-pitched roofs, usually side-gabled, with one or more prominent cross gables; tall, narrow windows, usually in groups, with multi-pane glazing; and massive chimneys crowned by decorative chimney pots. About half the examples in Pacific Grove show non-structural half-timber.

7.4 HISTORIC PRESERVATION GOALS, POLICIES, AND PROGRAMS

The purpose of preservation is to identify, protect, and preserve the structures of Pacific Grove’s cultural and architectural history, to assert pride in the community and what makes it unique, and to draw on the past as an invaluable guide for future growth.

The cultural history of Pacific Grove is a source of pride among its citizens and an economic benefit to the businesses located here. Citizens and visitors enjoy Pacific Grove’s hometown character. The City desires to preserve its history and wishes to encourage its citizens to preserve the earlier buildings. Moreover, the City’s archaeological sites increase the interest of our community and help identify it as a special place.

Those who experience the city’s historic buildings can appreciate the city’s history; and citizens who understand the city’s history are the foremost supporters of historic preservation. A comprehensive historic preservation program recognizes the stability, continuity, and identity that a sense of history can contribute to a community.

The City first adopted an historic preservation element as part of its General Plan in August 1987. The element was prepared following guidelines prepared by the State Office of Planning and Research in 1976. That first historic preservation element, the majority of which has been incorporated in and is superseded by this chapter, set forth a series of goals, policies, and programs for the preservation of Pacific Grove’s historic resources.

The goals, policies, and programs in this section are organized around the identification, protection, and preservation of historic assets, the maintenance of harmonious relationships between old and new structures, and issues of public education and economic factors that impinge on historic preservation.

GOAL 1 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.

POLICY 1 Maintain an up-to-date official list of historic and architectural resources in the city.

Program A Revise, update, and republish the Historic Resources Inventory booklet first published in 1978.

POLICY 2 Regulate demolition of buildings of architectural or historical importance.

Program B Implement the regulations controlling the demolition of historic structures.

POLICY 3 Ensure that listed landmarks and cultural resources identified by ordinance are not demolished without notice and hearing.

POLICY 4 Encourage the moving of buildings proposed to be demolished when other means for their preservation cannot be found.

POLICY 5 Continue to seek funding that can be used to further the City’s historic preservation goals and policies.

POLICY 6 Encourage individual efforts to restore historic neighborhoods and homes.

POLICY 7 Develop incentives for rehabilitation and restoration of existing resources.

Program C Actively publicize the incentives to be offered for restoration efforts.

The City also will be guided by but not bound by the Secretary of the Interior’s “Standards and Guidelines for Rehabilitating Historic Buildings.”

Program D Consider making funds available through the City when funding programs are identified by the State or federal government.

Program E Consider property tax incentives.

Program F Consider waiving or reducing building permit fees for qualified work necessary to rehabilitate or maintain structures on the Historic Resources Inventory.

Program G Continue to use the Uniform Code for Building Conservation published by the International Conference of Building Officials.

Program H Consider application for official certification under the State Certified Local Government program.

The Certified Local Government (CLG) program allows qualifying local governments to have more direct participation in the federal and statewide historic preservation programs. CLGs are eligible for special matching grants for projects that further local historic preservation objectives.

POLICY 8 Incorporate the protection of historic resources in the immediate and long-range planning process.

Program I Maintain the planning commission and the architectural review board process.

The planning commission and the architectural review board are required to uphold the historic preservation policies of the General Plan.

Program J Allow conditions relating to historic preservation to be the basis for a finding to grant a variance, when such variances would facilitate preserving structures on the Historic Resources Inventory.

POLICY 9 Promote the preservation and enhancement of historic neighborhoods, commercial areas, and governmental districts.

The City's preservation policies recognize, and seek to protect, preserve, and enhance, the historic architectural and design features of the various districts. By protecting and enhancing these features, the City seeks to maintain the architectural richness and diversity that its residents and visitors enjoy.

Program K Employ land use and circulation policies that are effective in maintaining the character of historic areas.

Program L Use the planning and review process to assure that historic residential areas, such as the Retreat, are maintained as cohesive, healthy neighborhoods.

The City recognizes the fragile nature of these areas and wants to protect them from traffic intrusion and commercial development.

The Local Coastal Program Land Use Plan includes policies to protect and enhance the unique historical, architectural, and visual characteristics of the Retreat. See LUP policies 3.2.4.1-3.2.4.3 and 3.2.5.1-3.2.5.7.

Program M Ensure that development in the Retreat, and in other historic areas, is consistent with maintaining their traditional scale and character.

This program is intended to provide for flexibility in accommodating improvements to structures to facilitate maintaining neighborhood character. For example, setbacks and off-street parking requirements could be reviewed on the basis of the impact on the block in which a project is located.

Program N Use the planning and review process to assure that the historic character and features of the commercial districts are maintained.

Program O Consider acquiring open spaces adjacent to historic resources if beneficial to public use.

Program P Give priority to completing undergrounding of utilities in historic neighborhoods.

Program Q Set an example for individual restoration efforts by maintaining and improving the City's own historic buildings in an architecturally and environmentally sensitive manner that respects and celebrates historical and traditional values.

Program R Address accessibility requirements in City buildings while maintaining historic character.

Program S Promote the preservation and enhancement of historic neighborhoods.

POLICY 10 Require owners of properties on the Historic Resources Inventory to maintain such structures.

It is not the intent of this policy to set a higher standard of maintenance for properties on the Historic

Resources Inventory, but rather to point out that the City's municipal codes contain maintenance standards which apply to all structures.

GOAL 2 Foster an understanding and appreciation of Pacific Grove's history and architecture.

POLICY 11 Promote awareness of the benefits of historic preservation.

Historic preservation can benefit Pacific Grove's future. By fostering citizen enthusiasm and popular interest in the community's past, historic preservation can create a recognizable community identity and a source of common pride.

POLICY 12 Take an active role in building pride in Pacific Grove's unique qualities.

Program T Assure that all members of the appropriate city bodies receive orientation in order to maintain an awareness of historic preservation policies.

POLICY 13 Encourage citizen efforts to preserve and enhance historic resources.

Program U Continue to work and cooperate with the Heritage Society on historic preservation issues.

The Pacific Grove Heritage Society is a non-profit organization concerned with documenting and protecting local historic resources. The Society's objectives include public education and serving as a consultant to local government. At the time of the adoption of this General Plan, the Society maintains a small historic museum in a City-owned building, the Barn, at the corner of 17th Street and Laurel Avenue.

POLICY 14 Collect and maintain existing historical reference materials.

The creation and collection of resource materials to be made available to the public can nurture an appreciation of the unique historical worth of Pacific Grove.

Program V Continue to support the concept of a repository of information relating to the history of Pacific Grove.

Program W Consider establishing an archive for historical Pacific Grove materials.

POLICY 15 When feasible, reproduce, in a form readily available to the public, historic resource materials that have been compiled.

GOAL 3 Enhance the visual and economic value of individual residential neighborhoods and commercial districts through a logical and sensible historic preservation plan.

The city's historic architectural diversity not only adds to the enjoyment of Pacific Grove as a place to live, but increases the value of properties, and in so doing, enhances the economic vitality of the entire city.

In addition, where historic preservation is successful on a broad scale, quality tourism increases, retail sales rise, and city revenue derived from taxes on retail sales and lodging go up.

POLICY 16 Promote recognition of the relationship between historic preservation and an economic environment that encourages pride and identity.

Program X Inform potential buyers and developers of the historic preservation goals, policies, and programs in this General Plan and the corresponding ordinances.

Program Y Inform title companies that properties in Pacific Grove may be affected by historic preservation regulations.

POLICY 17 Recognize relationships between historic preservation and the protection of individual property values.

Program Z Maintain a list of sources of information about tax and financial benefits available to property owners for restoration and rehabilitation.



Forest Avenue during a Feast of Lanterns celebration, 1915

Source: The Pat Hathaway Collection

POLICY 18 In applying historic preservation regulations, maintain a cooperative attitude toward the business community and an awareness of the need for successful businesses in this “city of homes.”

POLICY 19 Encourage maintaining the character and historic features of the Downtown business district.

7.5 ARCHAEOLOGICAL GOALS, POLICIES, AND PROGRAMS

The entire Pacific Grove coastal zone has been designated an archaeologically sensitive area. There are archaeological resources elsewhere in the Planning Area. A 1974 survey of Monterey County found archaeological sites within the Pacific Grove Planning Area. A 1977 archaeological survey conducted in connection with the Monterey-Pacific Grove regional sewer project revealed the existence of a 4,000-year-old village site. More recent studies also indicate the likelihood of prehistoric cultural resources.

GOAL 4 Protect Pacific Grove’s archaeological resources.

POLICY 20 Support the enforcement of existing State and federal laws pertaining to pilfering of archaeological sites.

POLICY 21 Ensure the protection and preservation of artifacts in those areas already identified as containing archaeological remains (LUP, 2.4.4.1).

POLICY 22 Work with the California Archaeological Inventory to develop information that will allow the prediction of additional sites likely to contain archaeological remains.

POLICY 23 Refer development proposals that may adversely affect archaeological sites to the California Archaeological Inventory.

In carrying out these policies, the City will take the following measures, in cooperation with the State Historic Preservation Office and the California Archaeological Inventory, before issuing any permits for development or beginning any project within areas potentially containing archaeological resources.

Program AA Inspect the surface of sites which potentially contain archaeological resources and evaluate site records to determine the extent of known archaeological resources.

In those areas identified as being the actual or probable sites of archaeological remains, any projects on City land or requiring the issuance of permits by the City will be investigated during plan review to determine whether valuable archaeological remains will be affected by the project.

Program BB Require that all sites with potential resources likely to be disturbed by a proposed project be analyzed by a qualified archaeologist with local expertise.

Upon the first discovery of any archaeological findings, development activity will be halted until professional archaeological examination and preservation is accomplished.

Program CC Require that a mitigation plan, adequate to protect the archaeological resource and prepared by a qualified archaeologist, be submitted for review and, if approved, be implemented as part of the project (LUP, 2.4.5.1).



Sifting through the past

The City will take all possible precautions to insure that no action by the City results in the loss of any irreplaceable archaeological record present in the City's planning jurisdiction.

Program DD Identify sensitive sites early, so that archaeological resources can be considered and protected during the first phases of project design (LUP, 2.4.4.2).

Program EE Where an archaeological site is in proximity to a project under review, City staff in conjunction with the California Archaeological Inventory will determine the particular qualities to be preserved and the methods of preservation.

