

*Historic Context Statement*  
*September 2005*  
*(Revised February 2006)*

**RECONNAISSANCE HISTORIC SURVEY**  
**LOWER OLD TOWN**  
Monterey, California

City of Monterey  
Community Development Department  
Pacific & Madison Streets  
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## **PRESERVATION PLANNING GUIDELINES AND PUBLICATIONS**

This report was prepared using the following guidelines and publications:

- *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation,*
- *Guidelines for Local Surveys: A Basis for Preservation Planning* (National Register of Historic Places Bulletin #24),
- *Instructions for Recording Historical Resources* (California Office of Historic Preservation)

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*Cover Photograph: 1929 view of Old Town Neighborhood looking northwest from San Carlos Hotel, Courtesy of Monterey Public Library (#HPF3059)*

## TABLE OF CONTENTS

Introduction.....	4
Location Map (area map).....	5
Boundaries of the Survey Area.....	6
Planning Background.....	7
Monterey Surveys and Context Statements .....	7
The Role of OHP and the Certified Local Governments Program .....	7
Methodologies for Surveys and the Development of Historic Context Statements .....	7
Performance of the Survey .....	9
Information for Further Studies .....	10
Historical Overview .....	11
Development History of Lower Old Town.....	12
Historical Themes Associated with Lower Old Town.....	15
Population and Cultural Groups .....	15
Architecture and Physical Development.....	17
Economy .....	20
Transportation.....	20
Military .....	21
Religion .....	21
Education .....	21
Cultural Arts .....	21
Identification of Property Types .....	22
The Context of Architectural Significance .....	22
Building Types by Character Defining Features .....	22
Property Types.....	25
Architectural Significance .....	2
Summary of Findings .....	26
Sources Cited and Consulted .....	27
Appendices .....	Attached
Reconnaissance Listing of Properties	
DPR523 Primary Records	

## INTRODUCTION

Cultural resource surveys and historic context statements are technical documents developed by communities throughout the United States. These documents provide a comprehensive planning tool for the identification, registration, and protection of historic properties. By developing and maintaining historic resource surveys and historic context studies, Monterey is implementing planning practices that have century-old roots in the United States. Preservation of the nation's heritage has long been part of the national purpose. Since 1966, when Congress called upon the Secretary of the Interior to give maximum encouragement to state governments to develop statewide historic preservation, the National Park Service (NPS) has developed methodologies for survey planning and preservation programs that are outlined in a number of published guidelines, primarily within the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. Monterey's survey relies on these federal standards for its framework.

Surveys, and their resulting resource inventories, provide a basis for sensitive and effective planning decisions. Monterey's surveys and inventories provide documentation that allows informed assessments of its built environment. With the information provided in these documents, the city can understand its history in a variety of ways, and its citizens can focus on the preservation and celebration of significant buildings that convey the city's past. Monterey's inventories compile a variety of types of research, including historical patterns of development, identification of diverse community values associated with the built environment, and comprehensive evaluations of individual resources.

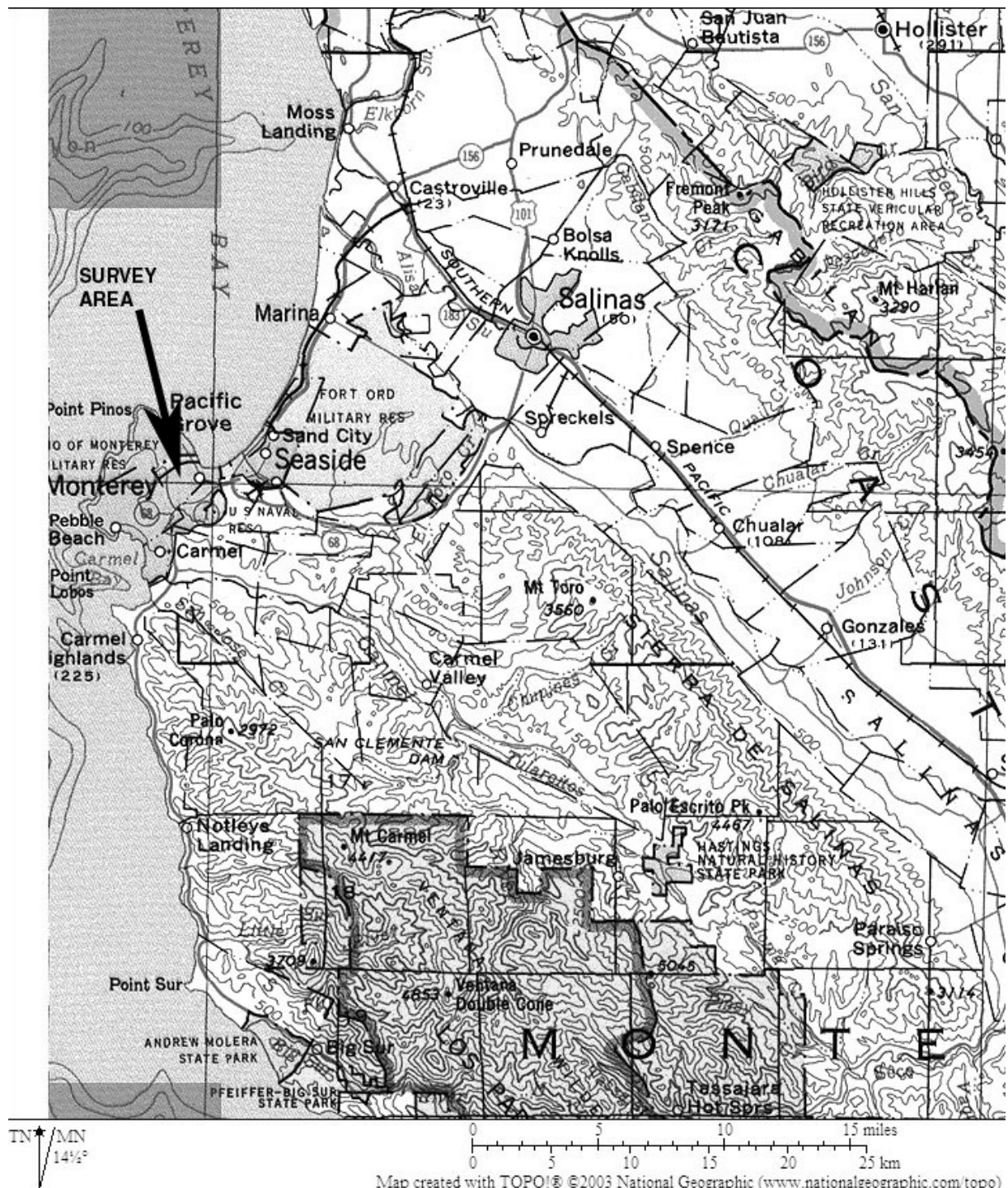
Monterey, first established as a presidio in Alta California by Spain on June 3, 1770, is one of the earliest communities established in historic times on the West Coast. It played a brief but important role in the expansion period of European Colonialism in the Western Hemisphere, which came to a conclusion with the signing of territorial treaties at Madrid in the 1790s. Monterey acquired pueblo status in 1813 under Spain. As the seat of the territorial government at the edge of the frontier under both Spain and Mexico during the late eighteenth and first half of the nineteenth century, Monterey was a bustling port town whose many adobe buildings are still found in Old Town and downtown. During the last century and a half, Monterey has continued to evolve as a unique American city built upon its foundations as a frontier outpost. Its rich history and environmental setting draws visitors from around the world.

While much of the extant remains of early Monterey has been preserved and celebrated by contemporary society, community development during the first century of the American period is less well understood. As a port town, the population began to diversify during the later part of the Mexican period, and over the next one hundred years Monterey became a destination for diverse groups of immigrants and American settlers. Neighborhoods such as Lower Old Town (also called "Old Town Neighborhood") and Monterey Heights to the west grew to accommodate the new population, their character evolving over time.

This reconnaissance survey and neighborhood context is an attempt to place the development of Lower Old Town within the larger framework of Monterey's history. By investigating the significant aspects and broad patterns of historical and cultural development at the neighborhood level, it is then possible to identify the types of historic properties within the study area that represent important historic trends.

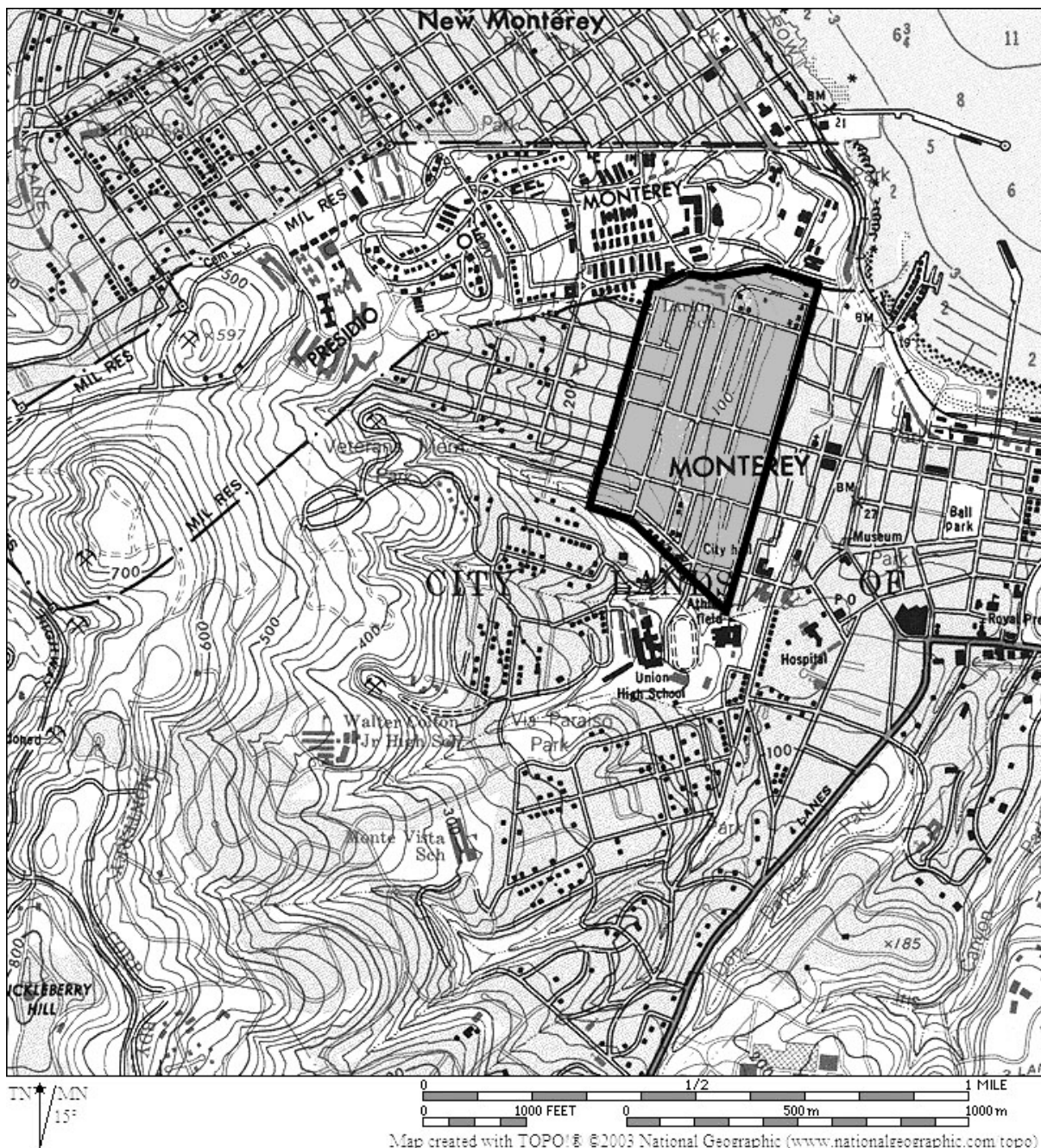


## LOCATION MAP (area map)



## BOUNDARIES OF SURVEY AREA

The study area consists of the physical land within the jurisdictional boundaries of the City of Monterey, Monterey County, California, located to the west of the downtown, and more specifically described as: the neighborhood west of Van Buren Street from the northwesterly extension of Pacific Street on the north to Van Buren Circle on the south, with Clay Street being generally the western edge of the study area.



## PLANNING BACKGROUND

### Monterey Surveys and Context Statements

The scope of work for the development of the Reconnaissance Historic Survey - Lower Old Town, is based on Chapter 38, Article 15 of the Monterey, California City Code. The survey consists of three phases:

- Preparation of a neighborhood-based historic context. The draft context statement will be made available for public review, including review and comment by the City of Monterey Historic Preservation Commission and the California Office of Historic Preservations (OHP).
- Reconnaissance survey and preparation of DPR523 Primary Records for potential historic properties within the study area. The records are to be submitted to the OHP for review and comment prior to finalization
- Public review of the context statement and recorded survey. The City of Monterey will hold public hearings prior to adoption of the study, with final documentation prepared for filing with the State and City of Monterey Community Development Department.

It is the intention that this neighborhood context statement and reconnaissance survey be adopted by the Monterey Historic Preservation Commission and submitted to the OHP. The survey will serve as the foundation for future historical designations and will be used as a planning tool within the development review process of the Monterey Community Development Department.

### The Role of OHP and the Certified Local Governments Program

The Office of Historic Preservation (OHP) is responsible for administration of federally and state mandated historic preservation programs in California in partnership with the State Historical Resources Commission, governmental agencies throughout the state such as the City of Monterey, and the people of California. Its mission is to preserve and enhance California's irreplaceable historic heritage as a matter of public interest so that its vital legacy of cultural, education, recreational, aesthetic, economic, social, and environmental benefits will be maintained and enriched for present and future generations.

### Methodologies for Surveys and the Development of Context Statements

The methods for conducting surveys are specified in National Register Bulletin 24, *Guidelines for Local Surveys: A Basis for Preservation Planning*. The Secretary of the Interior, through the National Park Service, has developed the National Register program and prepared a number of associated bulletins that address the study and registration of the full range of cultural resources that community planners may encounter.

Historic resource surveys link resources to their associated historic contexts. To evaluate buildings, structures, objects, sites, and districts for historical significance, a statement of context must first be defined. An historic context statement establishes the background chronology and themes of a specified area. In doing so, it describes the significant characteristics and patterns of that area's history

and cultural development. The context statement that summarizes the history of the Lower Old Town neighborhood defines specific historic periods and themes that are relevant to understanding the history of the study area. The context statement focuses after 1769, when Euro-Americans first entered the region with the intent of establishing permanent settlement. Occupation of central California by indigenous peoples had begun over 13,000 years previously, but the survey historic and context statement contain only a brief overview of the prehistoric past. Development planning that involves archeological resources must conform to a separate set of methodologies for investigation, identification, recordation, and treatment of prehistoric resources.

The methodology for creating a historic context statement consists of five steps:

- Identify the concept, relevant time period and geographical limits of the study area
- Review existing contemporary information such as past surveys, recorded information about the study area on file at the local, state and national level
- Perform original research using available primary and secondary sources of information
- Synthesize the historical information gathered into a written narrative
- Define existing property types within the study area and group them based on shared physical and/or associative characteristics. These property types should be understood by character-defining features associated with extant resources, patterns of development, and a statement of current conditions and the levels of integrity necessary for a resource to be a contributor to a significant historic pattern of development.

Historic context statements are not intended to be static planning documents, but evolve as additional information is acquired by planning agencies that might affect future assessments of properties within the study area. The development of a historic context statement must therefore include a description of adopted community preservation goals and strategies, as well as defining what individual property research might be necessary in the future to better evaluate specific development proposals within the study area. The historic context statement is the foundation for decision-making regarding the planning, identification, evaluation, registration, and treatment of historic properties. The criteria for historical significance are the criteria of the National Register of Historic Places and the California Register of Historical Resources.

The California State Historical Resources Commission has identified nine general themes covering the entire range of California's diverse cultural heritage. These themes are: Aboriginal, Architecture, Arts/Leisure, Economic/Industrial, Exploration/Settlement, Government, Military, Religion, and Social/Education. In 2001 a *Comprehensive Statewide Historic Preservation Plan for California, 2000-2005* (Plan) was adopted that describes the vision for California for historic preservation. The Plan identifies new preservation partners, considers better all cultural resources, and provides sound goals and objectives for future preservation planning. Within this Plan, goals were adopted to better understand historic and cultural property types that had been little recognized in the past. These included post-World War II architecture and suburban development, Cold War era structures, cultural landscapes and traditional cultural properties, and the inclusion of cultural properties associated with the diverse communities that are found throughout the state. Another Plan<sup>1</sup> revision has been under development since last year and is scheduled for adoption later this year.

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<sup>1</sup> The *California Statewide Historic Preservation Plan 2006-2010* will be considered by the State Historic Resources Commission at their meeting in Fresno in November 2005 (see <http://www.ohp.parks.ca.gov/>)

Using these broad California themes as a guide, the City of Monterey has adopted a Historic Master Plan that includes a citywide Context Statement and Interpretive Themes. Ten distinct themes are defined and placed within their developmental history in Element 9 of the Master Plan. These themes are:

- Population and Cultural Groups
- Government
- Economy
- Tourism and Recreation
- Transportation
- Technology and Science
- Military
- Religion
- Education
- Cultural Arts

The historic context statement for Lower Old Town, Monterey analyzes themes that are based on those outlined in Master Plan Element 9.

#### Performance of the Reconnaissance Survey

Reconnaissance Surveys in Monterey must conform to Chapter 38, Article 15 of the Monterey, California City Code. Reconnaissance Survey is defined as “a preliminary historic survey of a defined geographic area. A Reconnaissance Survey identifies resources to be surveyed with an Intensive Survey. A Reconnaissance Survey also identifies resources subject to Section 38-74<sup>2</sup> of this ordinance. A Reconnaissance Survey will generally include DPR523 Primary Record survey form or equivalent information.” DPR523 forms (the standardized historic resource recording forms developed by the State of California Department of Parks and Recreation) are the state-mandated format for recording historic information. These forms comprise a single system for documenting the full range of values present in a given location. The kinds of resources that merit recordation and the different levels of information that may be appropriate to gather about them are established within a set of guidelines that have been prepared by the State and are available from the Office of Historic Preservation, called *Instructions for Recording Historical Resources*.

Site visits to the neighborhood occurred from December 2004 through June 2005. Current assessor’s data regarding addresses and Assessor Parcel Numbers were used to establish the Reconnaissance Survey List (Section 38-73:S) within the boundaries of the study area. Structures visible from public rights-of-way were photographed and their characteristic features noted. For each property within the study area, an initial determination was made, based on an understanding of the historic context, whether the property might qualify for a future Intensive Survey. An Intensive Survey identifies whether a property meets the Criteria for Historic Zoning, but is not a part of this initial survey process.

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<sup>2</sup> Section 38-74 includes Survey Procedures (38-74a) and Land Use Regulations for Properties without Historic Zoning (38-74b).

The initial determination for future intensive evaluation was based on the apparent build date of a building in the context of the area's period of significance (based on appearance and historical research), the quality of the design in relation to the pattern of development of the site, and the property's integrity. Integrity was generally considered adequate, allowing for a property's further review, if a building's original design and feeling and workmanship were recognizable—or likely restorable—from extant character-defining features. Such features include building form (massing), exterior siding and trim, roof, window, and door materials and types, as well as exterior porches, stoops, and their trim. Buildings that had been modified to the extent that only their form remained (i.e., they had replacement siding, windows, doors, and changes to their rooflines and floor plans) were not included. Other aspects of integrity, including location, setting, and association, were generally intact for most properties. Where some buildings have been moved to their current parcels, these properties are noted in the recordation forms.

All extant buildings and associated outbuildings may not be identified, as access to private property was not a part of this survey methodology. Some historic outbuildings may not have been identified, as they are not within public view. Also, for the most part, only those resources considered "historic" (i.e., reviewed if at least 45 years in age) underwent review as a part of the reconnaissance survey process; however, every property within the project boundaries was documented in the California Cultural Resources Database within the Resource Data File (430 properties). This documentation includes location, assessor's number, estimated year built, photograph, and a notation on status<sup>3</sup>.

Architectural descriptions were prepared for inclusion on DPR523 Primary Records. The descriptions were prepared based on reconnaissance field notes and photographs. Each property recorded on a Primary Record includes a digital photograph of the principal view of the property from the public right-of-way, property ownership information at the time of the beginning of the survey, estimated age of the primary historic resource on the property, and other associated property information.

### Information for Further Studies

It is important to note that this reconnaissance-level survey only documents one major aspect of the neighborhood's buildings. Although the neighborhood's development has been presented in the context statement, and the architectural style and integrity of the potential resources has been noted in the DPR forms, the individual buildings' associations with historical personages and events have not been studied at an intensive level.

The parameters of a reconnaissance-level survey also do not always provide detailed construction dates for individual buildings. The primary records provided as part of this survey include estimates of construction dates based on extensive map research and exterior appearance; however, these sources can provide only a range of likely construction dates. These maps can be used to determine date ranges in more intensive-level investigations.

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<sup>3</sup> "Status" refers to the NRHP status codes, which can be found in the header of the Primary Record. These codes were developed by the California Office of Historic Preservation to identify determinations of historical significance. The status codes used in this reconnaissance survey include: (1S) individual property listed in the National Register by the Keeper, (2S2) Individual property determined eligible for National Register by a consensus through a Section 106 process – listed in California Register, (3S) appears eligible for National Register through survey evaluation, (5S1) individual property that is listed or designated locally, (5S3) appears to be individually eligible for local listing or designation through survey evaluation, and (7R) identified in reconnaissance level survey and not evaluated.

Identifying dates of construction for historic resources within the study area as a part of intensive level studies are problematic as building permits are not available. Early maps and aerials can be used to place building construction dates within narrow frames of time that can then be confirmed by on-site evaluations. Additional resources are available at the Monterey Public Library and include some versions of the Sanborn Fire Insurance Maps, which are the most useful tool in conducting primary building research. Dates in which these maps were prepared for properties within the study area include 1888, 1892, 1905, 1912, 1924, 1926, 1936, 1943, 1956, and 1962. Some of these can be found on at the Monterey Public Library, and others can be viewed at the map room in Special Collections at the University of California Santa Cruz. The 1943 map is only known to exist at the US Census Bureau, Jeffersonville, Indiana.

Historic United States Geological Survey topographic maps for the years prior to 1942 also show locations of primary buildings on properties, shown as dots on these maps. These are 15-minute Monterey Quadrangle maps for the years 1913, 1918, 1932, and 1941, and are available online at <http://www.lib.berkeley.edu/EART/CA/monterey/index.html>.

## **HISTORICAL OVERVIEW**

Monterey, originally Monterrey, was established by Spaniards Gaspar de Portolá and Father Junipero Serra as a presidio and mission, on June 3, 1770, the second in Alta California (Upper California). In 1775, Viceroy Bucareli transferred the seat of the California province to Monterey from Loreto, Baja California (Lower California), and relocated Felipe de Neve to Monterey as the new governor. Monterey retained this status as the seat of California through the Mexican era from 1822 to 1846. The 1848 signing of the Treaty of Guadalupe Hidalgo transferred Alta California to the United States, and after California's Constitutional Convention at Monterey's Colton Hall in 1849, the capital of California moved three times until it was finally established at its present location in Sacramento.

After the discovery of gold in 1848 and California statehood in 1850, the American town of Monterey languished. The formerly bustling commercial capital reached its nadir in 1872 with the loss of the county seat to the City of Salinas. The arrival of the narrow-gauge railroad in 1873 and construction of the Hotel Del Monte in 1880 reinvigorated Monterey. In the following decades, the town began to be recognized as a significant tourist destination due to beautiful coastline and its important historic associations with early California.

Monterey has a proportionately smaller number of Victorian-era buildings than found in other California regions that were experiencing rapid growth during this period. This lack of physical development in Monterey's downtown helped to preserve much of Monterey's Spanish- and Mexican-era adobe buildings.

The growth of the fishing industry at the beginning of the twentieth century, specifically meeting the demand for sardines and their byproducts, caused an improved business climate in Monterey, and a residential building boom ensued, much of this construction occurring on the slopes to the west of the historic downtown. Changes in the fishing and fish-canning industry, including the introduction of a larger and more efficient net, as well as automation of many phases of the fishing and canning processes, resulted in construction of many new canneries just after the turn of the century. The growth of the industry, aided by Monterey's tie to regional markets through its connection to the



national railroad network, continued during World War I and the interwar years. During this period, new immigrants came to Monterey to fish or can sardines.

The Lower Old Town neighborhood was subdivided in the early years of the century and was built-out by World War II, serving as home to many Italian-, Spanish-, and Portuguese-American families tied to the booming fishing industry. By 1945, however, the reduction in the sardine catch began an economic decline, and the industry disappeared by the 1960s. The neighborhood soon began to transform and become more densely developed, as many first-generation owners built multi-family units at the rear of their properties to supplement their incomes. The intensity of this contemporary development has left its mark on the neighborhood; the character is now multi-family residential.

#### Development History of Lower Old Town

During most of the late nineteenth century, the hill above and to the southwest of “Old Town Monterey” was undeveloped and owned by David Jacks. The area had been initially subdivided as a part of the **1849 Davis Survey** (also referred to as the *P. Narvarez Map of 1849*), with most of the future streets formalized at that time and numbers given to the larger blocks (L. S. Toothhacker and A. Westphal created a blueprint of the 1849 map in 1881). In 1884 F. P. McCray prepared an *Assessors Map of the City of Monterey*. The Assessors Map shows a number of extant structures throughout the study area, particularly along Van Buren Street. Many large lot parcels are also shown that contain extant buildings that are scattered throughout the city blocks. The earliest known subdivision for residential use in the study area occurred in 1884 is known as the **Johnson’s Addition** to the City of Monterey. It was surveyed by F. P. McCray and included the blocks on both sides of Johnson Avenue (now Johnson Street) and then Broad Street (now Madison Street between Monroe and Manzanita Streets), extending southward to Hartnell Gulch at the southwest corner of the study area (City of Monterey **Blocks 73, 78, and 79**). This subdivision extended westerly beyond the study area to include 6 additional blocks along the southerly side of Jefferson Street.

Sometime after 1884, the **Hartnell Subdivision** was created, located at the northwest corner of the study area within the blocks surrounded by future Monroe, Hellam, Clay and Scott Streets (the northerly portion of City of Monterey **Block 70** – later this block was broken into 70, 71, and 72 of which the **Hartnell Subdivision** was located on 72). Within the **Hartnell Subdivision** were Anita and Theresa (now Wainwright) Streets both of which were named after members of the Hartnell family. William Hartnell was an early English immigrant who settled in Monterey and married Maria Teresa de la Guerra in 1825. Their family remained prominent in the area during the later part of the nineteenth century, even after his death in 1854.

Additional subdivision within the city blocks occurred between 1884 and 1901. These include the **Norton Addition** on the north half of **Block 117** framed by Larkin, Van Buren, and Jefferson Streets and bisected by Union Street (recorded between 1884 and 1892); **Block 125** located south of Madison Street between Van Buren and Larkin Streets (the southerly portion further subdivided with inclusion of Van Buren Court by 1936; **Block 118** located between Watson, Jefferson, Larkin, and Madison Streets and bisected by Ord Street (later apparently re-recorded as **Rodrick’s Subdivision of Block 118**); and the 1898 **Rodrick’s Subdivision of Lot 10 of Block 54**, located on the north side of Franklin between Van Buren and Larkin Streets (later reconfigured). With the above subdivisions, the nineteenth century phase of planned development of Monterey’s Old Town Neighborhood was complete. In 1901, W. C Little prepared for the City of Monterey a map which was adopted in 1902 as the *Map of that portion of the City of Monterey* commonly known as “the Old Town.” Existing



subdivision development in the study area was shown on this map which was taken from official records and surveys. Within the city blocks outside of the recorded subdivision areas sporadic development had occurred.

During the early years of the twentieth century, subdivision of the vacant lands in the Old Town Neighborhood began in earnest, with nine tracts created in the study area, most of which were surveyed by W. C. Little. They occurred in the following sequence:

- **Bagby's Subivision** (1903) of the Cramer Tract (the date of this earlier tract was not identified as a part of this study) in **Block 67** (bounded between Watson, Franklin, and Monroe Streets – the north half of the block and bisected by Eddie Burns Lane)
- **Metz Subdivision** (1905) of the northern portion of **Block 58** (bounded between Larkin, Scott, and Watson Streets and bisected by Cooper Alley)
- **Hellam's Subdivision** (1905) of **Block 70** (bounded between Franklin, Clay, Hellum, and Monroe Streets – the south section of the earlier **Block 70** which was later split into 70, 71, and 72)
- **Underwood Subdivision** (1906) of **Block 68** (bounded between Jefferson, Watson, Franklin, and Monroe Streets)
- **Rodrick's Subdivision** (1906) of **Block 118** surveyed by W. M. Pence (bounded between Larkin, Jefferson, Watson, and Madison Streets and bisected by Ord Street)
- **Mack Subdivision** (1906) of **Block 69** (bounded by Clay, Franklin, Monroe, and Jefferson Streets)
- **Alexander Lot** (1906) in **Block 58** surveyed by Jno de Serpa (southerly portion of **Block 58** between Watson, Franklin, and Larkin Streets)
- **First National Bank of Monterey Subdivision** (1906) of **Block 119** (bounded by Van Buren, Madison, Larkin, and Jefferson Streets and bisected by Union Street)
- **Martin Subdivision** (1908) of the south half of **Block 67** and portions of **Block 68** (these two blocks are bounded by Jefferson, Watson, and Monroe Streets).

By 1913, houses were rapidly filling in these subdivisions. The next recorded subdivision did not occur until 1921 when the south end of the study area (south of Madison between Monroe and Larkin Streets) became the **Romie C. Jacks Subdivision No. 1 (Block 120)**. In 1926, H. P. Severance compiled from official records and surveys the *Map of the City of Monterey*. At this time, the only remaining portions of the study area that remained un-subdivided were the area north of Scott Streets (location of the David Jacks estate), and **Block 54** between Van Buren, Scott, Larkin and Franklin Streets, north of the 1898 **Rodrick's Subdivision of Lot 10**. This block contains parcelization of mixed sizes containing 11 properties. Other smaller areas in the study area had been subdivided during the period between 1901 and 1926, but the dates of recording were not identified within this study. In 1938 a map was prepared by Aubrey Neasham using the 1926 *Severance Map* as a base that shows historic sites and buildings, and is called *The City of Monterey 1938 Showing Historic Sites and Buildings*. This map includes the study area and identifies a number of historic buildings that remain extant today.

Thirteen years after the creation of the Severance Map, the last phase of development was initiated with the creation of the **Seeno Subdivision** (1939) at the north end of the study area on the estate of David Jacks, north of Scott Street. The north side of the street was subdivided later and developed within the last 50 years, and is not a part of this study.

### USGS Monterey 1913



Note: Dots reference primary property structures, providing an indication of the patterns of development just prior to World War I.

## **HISTORICAL THEMES ASSOCIATED WITH LOWER OLD TOWN**

The City of Monterey Historic Master Plan's Element 9 is a Context Statement with Interpretive Themes for the City of Monterey. The themes associated with the Lower Old Town study area are provided below in summary form based on a review of Master Plan Element 9.

### Population and Cultural Groups

The subject area was originally home to indigenous peoples who are sometimes referred to as the Rumsien Ohlones. Archaeological sites are located at the north end of the study area and into the Presidio of Monterey where granite bedrock mortars and a cupules rock are located. During the Spanish/Mexican period, development was primarily confined to the Royal Presidio of Monterey located east of Lake El Estero and to the immediate environs east and south on the Monterey Mesa. It is hypothesized that the Spanish may have cut the Monterey Pines that grew on the upper reaches of the study as shown in graphics dating from that era and evidenced by the use of Monterey Pine for lintels in the Royal Presidio Chapel of 1794 (Kimbrow 1999).

During the Mexican period, 1821-1846, Monterey, as a frontier outpost, welcomed foreign commerce and a number of American, English, Scottish and other merchants relocated to Monterey and set up commercial houses—the 1836 *padron* or census lists six Anglo merchants and six Hispanic merchants. The commercial activity centered in the present downtown area of Monterey, but Anglo merchants acquired wood lots up the hill, within the study area, for fuel and later residential use and limited farming. U. S. Consul Thomas O. Larkin is known to have built two log cabins on his Larkin Street property in this time frame, one of which he sold to the Catholic church to house priests (Davis 1849).

The late-nineteenth century saw the erection of Victorian residences such as those of the Finch (410 Monroe), Few, and Hellam families in the Lower Old Town Neighborhood. Development occurred slowly until the early twentieth century; the community consisted primarily of descendants of both early Hispanic and American settlers.

The Italian immigrant community came to be the primary ethnic group in the study area beginning just before World War I. Between the 1910 and 1920 censuses, the Italian-American population of the subject area swelled dramatically, from a small number of Italian-Americans present in 1910 to when the majority of residents had Italian surnames, by 1920. Emigration out of Italy had begun in earnest after 1871 when the Kingdom of Italy was formed out of a loose confederation of independent states. By 1920, 30 million Italians had left the country, primarily due to conditions of poverty that prevailed in the region during this fifty-year period. Early emigration from Italy was associated mainly with northern Italians, but late in the nineteenth century, and into the twentieth century, immigration to the United States originated more and more from southern portions of the Italian mainland and from the Islands of Sicily and Sardinia.

On December 28, 1908, Sicily and the Calabria region were rocked by an earthquake of magnitude 7.5 at the Messina Strait, resulting in the deaths of at least 100,000 persons and leaving up to 200,000 homeless, the largest disaster of this type in European history. Following this catastrophe, the United States experienced an influx of new immigrants from this region; so much so that communities already settled by earlier Italian immigrants saw increased competition in industries and trades that Italian-

Americans had begun to dominate. Many immigrants from Sicily during this period had originated from fishing villages on the island's coast, and many ended up in San Francisco where Italian-Americans, mainly immigrants from the Genoa region, had already gained control of the fishing industry. Due to the fierce competition, Sicilian immigrants in San Francisco soon left the city to create settlements in Monterey and Black Diamond (later named Pittsburg) where smaller Italian-American communities had already begun to form.

In Monterey, the growth of the sardine industry provided work opportunities for these new immigrants, and the residential areas in the vicinity began to grow and accommodate these new residents. This stream of Italian immigration was short-lived, due to actions in Washington to stop the influx of Southern and Eastern Europeans and Asians during this period, at the beginning and shortly following World War I. The Literacy Bill of 1917 (passed over President Wilson's veto) affected the ability of southern Italians to enter the country, and the Emergency Quota Act of 1921 (followed by the Johnson Act of 1924) meant to restrict immigration from these regions. After 1924, new immigrants were limited to 3,800 per year, effectively ending this period of the nation's history.

The Portuguese- and Basque-American communities developed closely with the Sicilian-American community, as they shared employment and social ties. The Portuguese- and Basque-American immigrants had also primarily settled in Monterey in response to the growth of the sardine industry during the early part of the twentieth century. The closeness of their social and religious customs saw a merging of cultures in such events as the annual Santa Rosalia festival with the blessing of the fishing fleet.

In addition to the dominance of Southern European immigrants in the neighborhood, many Spanish speaking "Californios," descendants of the early Hispanic residents and Native American people of Alta California, settled on the edge of Hartnell Gulch on Johnson Street and the Dutra Street area during the late nineteenth and the first half of the twentieth century. This community was celebrated by local author Susan Myra Gregory and then John Steinbeck in his book *Tortilla Flat*. The proximity to the Monterey Pine forest provided this low-income ethnic community with free firewood and the closeness to downtown offered service and day labor jobs within a short walk. The 1920 city directory and the census list largely native Californian cannery workers, washerwomen, and manual laborers as residents of Johnson Street during this period.



Image from *Tortilla Flat*, John Steinbeck, 1935

While the actual location of Tortilla Flat is fictional, Susan Gregory's house by 1930 was at 889 Johnson Avenue (still extant at that location in the study area), and the Johnson Street neighborhood during the 1920s and 1930s closely

resembled the setting Steinbeck described. A study published in the Monterey History and Art Association's history journal (Copeland and Kimbro 2002) discusses in depth the possible locations that form the basis for Steinbeck's celebrated book. Although a factual determination cannot be made, the circumstantial evidence points to this neighborhood as providing an important framework for the development of the story.

Initially, the study area during the first half of the twentieth century was convenient for fishermen and cannery workers as it was located within walking distance of the bay. In time, as more and more fishermen operated out of Moss Landing and fished in Alaskan waters, and as the industry began to change due to the local disappearance of sardines, the neighborhood lost its direct association with its industrial base. Many families erected apartment buildings behind their former residences to derive supplementary income and relocated to other parts of town. On a smaller scale, whole residences were demolished to construct larger apartment buildings.

With the opening of The Defense Language Institute and the Monterey Institute of International Studies nearby and within the subject area respectively, large numbers of students and teachers from these institutions now live in the neighborhood. The subject area consists today as a largely rental residential neighborhood, with residents from a broad range of ethnic groups and countries of origin, who now are a part of a diverse population

#### Architecture and Physical Development

During the Mexican period from 1821 to 1846, the pine forests of the upper reaches of the subject area were utilized as "wood lots." Parcels were granted and the trees cut for firewood, effectively clearing the land. The Narvaez map of 1849, the Davis map of 1849 and Alden map of 1852 indicate that the subject area was sparsely settled in the Mexican era (less than 10 adobe and/or wood houses in 1849, about 30 in 1852). Grants were made of lots in the area to both Mexicans and Americans and a few adobe, Monterey shale, and wood frame buildings were built including some on Van Buren Street, the easternmost boundary of the subject area: the two story Garcia-Molera stone house (now gone); the adobe on the southwest corner of Van Buren and Scott Street (581 Scott Street) where an historic adobe wall with *zaguan* (cart entry) is located today owned by the Hellam family, and a few others.

Of the earliest American-era buildings in the subject area, only one is extant. In 1849, there were seven houses on Larkin Street, of which only one remains. This vernacular, possibly prefabricated, house was erected circa 1848 at the southwest corner of Larkin and Franklin Streets (404 Larkin Street). The houses built in this period in this area were of wood, even though other buildings in Monterey were being constructed of adobe. In addition to frame houses, U. S. Consul Thomas O. Larkin is known to have built two log cabins on his Larkin Street property (no longer extant), one of which he sold to the Catholic Church to house priests.

Jack Swan, a pioneer immigrant of 1843, also acquired town lots on the west side of Van Buren Street, which he subdivided and sold, including one in 1854 to Martina Espinosa de Hayden (the future wife of Jules Simoneau), an 1850 Mexican War refugee from Baja California (Hildebrand 2000). Her husband George Hayden, a member of Colonel John Stevenson's New York Volunteers, came to California during the Mexican War, and is thought to have built their Craftsman bungalow, later known as Fuchsia House and today as Simoneau House (456 Van Buren Street). Merchant Joseph Boston erected his prefabricated home on the west side of Van Buren Street in the 1850s which

eventually became the home of the capitalist David Jacks; the site is now the 1939 Seeno Subdivision, north of Scott Street.

The 1884 assessment map shows less than 40 dwellings in the study area. By this time, residences had become more commonly board-wall and balloon-framed, as well as utilizing the innovative platform frame. As in other communities throughout the United States, this late-nineteenth-century neighborhood saw the erection of Victorian residences such as those of the Finch, Few and Hellam families. In the study area, the late-nineteenth-century houses were commonly Queen Anne, Colonial Revival, and Shingle style. Some of these earlier buildings in the neighborhood are architecturally significant for their representations of specific styles, not only for their representation of the passage of history or their association with specific people or events; however, some of the Victorian-era residences have a more vernacular representation of their stylistic features. Vernacular wood-frame residences from this timeframe most often took the form referred to as “National” style, sometimes also called “Folk Victorian” and some referred to as “American Foursquare.” These simple houses had moderately pitched gabled roofs, boxed eaves, projecting porches, and simple trim. Other vernacular Victorian buildings in the area include modest Queen Anne-style houses, with only the simplest ornamentation and forms that characterize the style, including asymmetrical gables clad with fish-scale shingles, angled bay windows, ornate trim such as carved fretwork and pendants, and turned porch posts.

By the beginning of the twentieth century, frame construction was the norm for residential structures throughout the region. Vernacular cottages started to reflect the Craftsman approach, represented by compact Neo-Classical cottages and low bungalows that expressed their structure with beams, knee braces, and stone foundations. Many larger residential projects also utilized the design aesthetics presented in such magazines as *Craftsman*. This area of Monterey has many residences from the early twentieth century, primarily vernacular. Between 1905 and 1908, nine properties were subdivided into multiple lots. In contrast to these buildings, David Jacks built a Mediterranean-style villa (no longer extant) overlooking the bay, on the west side of Van Buren Street in 1908-09.

Over time, Craftsman-style houses began to take on new exterior detailing reminiscent of historic examples; and in the 1920s-1930s, the Eclectic Revival or Period Revival style became characteristic of both residential and non-residential construction. Such styles as Mission Revival, Spanish Eclectic, Mediterranean, Monterey, and others became popular. Common wisdom says that soldiers returning from the First World War became enamored of Normandy cottages and imported the design style to America, but other eclectic styles also became popular at the same time. Even very modest residences included Eclectic Revival detailing, such as Spanish tile roofs, inset plaster ornament, arched picture windows, or ornamental columns. Simple buildings can represent a style with only a few characteristic features, so the vernacular versions of this style are most noteworthy in a neighborhood grouping where a wide-ranging assortment of simplified styles can create visual interest.

By the 1920s in the study area, the larger lots had been subdivided into smaller parcels, and the houses were also smaller in size and scale. Behind the modest houses, the configuration of the neighborhood properties provided land for small gardens and orchards. The designs at this time were typical of their day; they had simple plans and rooflines, but incorporated features that followed the period’s popular styles, particularly at their front façades. Houses in the neighborhood from this time were built in the Neo-classical, Mission-revival, Monterey, and Spanish-Eclectic styles.

Local builders J. C. Anthony and M. J. Murphy constructed residences using Monterey Shale from the mid-1920s through the 1930s, including Anthony's own residence at 761 Jefferson Street. The building of large upscale homes was largely curtailed after the Jacks family house north of Scott Street was demolished in 1937, and that extensive property was developed as the Seeno subdivision with modest single-family dwellings starting in 1939. The Monterey Shale walls along the north side of Scott Street remain from the David Jacks estate.

Some vernacular houses, particularly in the 1930s and early 1940s, were built very simply in what is referred to as "Minimal Traditional style." In this area, the style is most often unadorned, stucco, gabled forms with shallow eaves and simplified porch designs. This style is seldom individually architecturally significant. From the Minimal Traditional style evolved a 1940s residential style that featured horizontal window muntins, often steel casements, as well as simplified roofs, often gabled, but some hipped. These buildings are the transition into post-war Ranch style houses.

Growing out of a similar desire for traditional and historical forms, many houses from 1910 to 1930 were Colonial Revival. Looking to colonial New England and the Middle-Atlantic states for design features, designers included gambrel roofs, cantilevered upper stories, blocky proportions, shuttered windows, and classical pediments over symmetrical front entries.

One of the new building types that emerged in this period is the automobile garage. Although early garages were sometimes based on carriage-house prototypes, and so were detached, had board walls and board-and-batten doors, garages soon were being built along with the primary residences, and so matched the materials and forms of the house.

The thirties and early forties were a lean time for construction; the financial atmosphere and the need to use materials for the war effort diminished the ability of people to erect new buildings, but after World War II, the boom years began.

The Lower Old Town Neighborhood and Monterey in general has a wide representation of architecture from the period after the World War II, but the significance of most of this late twentieth-century building stock has yet to be established. The mid-century buildings have only recently reached fifty years old, the commonly accepted age for buildings to be evaluated for historical significance, and many of the neighborhood's post-World-War-II housing, particularly the multi-family buildings, is much more recent than that. The very nature of construction after 1945 has been fast and extensive, so much of what was built is not individually representative of the era. More time must pass before the community's significance can be determined.

By the 1960s the study area had begun to change substantially in its physical makeup with fewer owner-occupied houses, more division of existing houses into rental units and flats, and the construction of multi-family housing to the rear of existing houses or on sites where existing earlier houses had been demolished. This infill housing was less clearly representative of specific styles; the designs were primarily vernacular examples of ranch-style and the second period of the Bay Region Tradition found throughout Central and Northern California. The most common style of the recent modern residences has split-levels and shed-roofs, a form of design sometimes known as "sea ranch."

### Economy

The original timber forest in the subject area was logged for firewood during the Spanish/Mexican periods. The area was cleared early in the nineteenth century, but remained sparsely settled until the end of the nineteenth century. Historical photographs do not indicate that it was utilized agriculturally; however, the large holding of David Jacks on the north portions of the study area appears to have been used for farming and stock-raising, based on the identification of barns on his property shown on Sanborn Fire Insurance Maps. No other evidence remains of commercial use of property in the area prior to its development as a residential neighborhood.

### Transportation

The study area is nearly bisected by Franklin Street running east to west; it is a major conduit from downtown to High Street where the entrance to the Defense Language Institute and the Presidio of Monterey is located. In the early twentieth century, a streetcar line was located in Franklin Street, which may have helped to accelerate development of the area during this time period. Madison Street is the primary link to Monterey High School from the central city area of Monterey. The school is located south of Hartnell Gulch, outside the subject area. As late as the 1960s, at the end of the sardine industry period, the north-south streets of the subject area were used in the off-season for net mending and thereby rendered unusable for days. The Larkin Street Bridge, located at an entrance point to Monterey High School, is a locally significant bridge, and is one of the city's few "transportation" resources in the Old Town neighborhood.



Historic photo circa 1920s showing local fisherman mending and drying their nets (Courtesy Edith Smith Trust)



### Military

The military installation known as the Presidio of Monterey is located just outside the boundaries of the subject area. During the American occupation of Monterey from 1846 to 1848, some officers of the occupying force are known to have rented accommodations in the study area. During World War II, some families of those on active duty in the military resided in the study area, again because of its proximity to the Presidio of Monterey. This tradition continues today, with students from the Defense Language Institute living in some of the neighborhood apartments.

### Religion

The residents of the subject area during the first half of the twentieth century were predominately Roman Catholic and attended mass at the Royal Presidio Chapel within walking distance of the neighborhood. One Protestant church was built at the intersection of Madison and Larkin Streets and Herrmann (Herman) Drive. This church, which is still extant, has changed denominations several times. Uphill from Lower Old Town, St. James Episcopal Church was built at the intersection of High and Franklin Streets.

### Education

An early school was located on Larkin Street in the study area; of this school there is little information available. In the late-nineteenth and early-twentieth century, schools were located just outside the study area to the east, in the Old Town area. Today, the study area is home to part of the Monterey Institute of International Studies on the west side of Van Buren Street. The presence of the Monterey Institute of International Studies in the residential neighborhood has changed the character of the immediate area, as single-family dwellings have been purchased by the institute and adaptively reused for educational purposes. An example is the Simoneau-Fussell residence on Van Buren Street. The Thomas O. Larkin Primary School was built just south of the Junipero gulch, at the north end of the study area, in the 1940s by architects Robert Stanton and Thomas B. Mulvin. It is now leased by the school district to private parties. Colton Hall, located immediately east of the survey boundaries, was Monterey's first public school, and Monterey High School is located just outside the study area to the south.

### Cultural Arts

Susan Myra Gregory, the daughter of D. S. Gregory and Amelia Hartnell, was a well known published literary figure who was head of the Spanish and English departments at nearby Monterey High School and lived in a cottage (still extant) at 889 Johnson Street. She collected oral histories and shared her stories with John and Carol Steinbeck. Steinbeck later published his own version of those stories in the novel *Tortilla Flat*. A collection of folk tales recounted by Susan Gregory's mother have been published (*When We Belonged to Spain: Old California Tales*) and include stories from the De La Guerra side of the family in Santa Barbara as well as the local Hartnell family. Gregory also authored a number of California Spanish language textbooks that used folk tales as a teaching device, according to her obituary published by the University of California Berkeley Alumni Association.

Writer Charles Warren Stoddard visited Simoneau at his residence circa 1905.

No other artists are known to have lived in or visited Lower Old Town.

## IDENTIFICATION OF PROPERTY TYPES

### The Context of Architectural Significance

History can be understood from reading primary and secondary resources. Just as a diary or a historic map is a primary source for historical analysis, buildings also serve as primary historical records that illustrate the lifestyle, tools, materials, priorities, economic situations, and values of people from earlier eras. In general, the earlier houses, from the 1840s to the 1920s, include large, single-family residences, but the predominate architectural character for this residential neighborhood is smaller-scaled and vernacular. Vernacular buildings are important for their representation of commonly accepted approaches to design and shelter. Some vernacular buildings aspire to a specific style by including characteristic design elements, such as the use of arches and tile inlays on an otherwise stylistically simple stucco porch. Appealing in a different way are the larger homes that dot the neighborhood. These houses predate most of the subdivision of the immediate area. Some of these are architect-designed and express specific styles very clearly, but the variety of designs that were considered appropriate for this setting is wide-ranging, from upright and traditional Victorian styles to broad Eclectic Revival designs, including examples of twentieth-century Monterey-style architecture.

### Building Types by Character Defining Features

The majority of properties within the survey area is residential and includes dwellings as diverse as Victorian era single-family residences, later Craftsman bungalows, and cottages, as well as multi-family dwellings, such as duplexes, apartment buildings, flats, and multiple dwellings on a single lot. Within many of these building types there are representative examples of most major residential architectural styles popular between the 1880s and 1945. The study area has more Period-revival homes than any other style. Regardless of style, however, almost all of the residential buildings within the neighborhood are of wood-frame construction.

#### *Wood Kit Houses*

Wood kit houses are a form of construction that was employed for housing in the early 1850s. These packages of boards and trim that came from the East Coast via ship were assembled for pioneers who wanted conventional, familiar designs and materials after they arrived in California. These houses are rare, and difficult to identify without intensive investigation, as their defining characteristic is their original construction process.

#### *National Style*

Early vernacular wood-frame residences most often took the form referred to as “National” style, sometimes also called “Folk Victorians.” These simple houses had moderately to steeply pitched gabled roofs over simple rectangular floor plans, boxed eaves, projecting porches, and plain, flat-board trim. Another typical feature is the use of channel-rustic siding.

FoursquareNational style house on Larkin St.



### *Queen Anne and Shingle Style Victorians*

Victorian refers to a period of architecture roughly associated with the period of the reign of Queen Victoria of Great Britain. Within this catchphrase are a number of specific styles that have some commonality and some differences. Generally the common traits include a sense of verticality expressed in the proportions of the massing, windows and doors, often accentuated in the use of trim. The various styles are built of frame construction. Two styles are found in the study area: Queen Anne and Shingle style houses are present in both stylistically clear and vernacular forms. Queen Anne houses typically feature asymmetrical façades with a combination of hipped roofs and decorative gables, as well as angled bay windows and turrets. The style is well known for ornate trim, including scroll-cut brackets and decorative window surrounds. Porches on Queen Anne houses usually project from the building mass and feature turned columns and additional ornate trim. Shingle-style houses are recognized by their broad, gabled forms—often multiple stories and half-stories are protected by the same gabled roof. Shingle-style wall walls have cantilevers, bays, and eyebrow forms that are frequently shingled to cover these complex articulations.



Queen Anne Victorian on Van Buren St.

### *Craftsman and Neo-classical Bungalows*

Houses built during the early twentieth century have a horizontal orientation that is often highlighted by long porch beams, broad eaves, and ribbons of windows. A majority of these houses in California are one story. Craftsman-style houses include a variety of features that set them off from other styles: knee braces at their gable ends, outlookers, massive porch posts and/or truncated posts that rest on solid, sided porch railings, exposed rafter tails and other expressions of joinery, and wide front doors, as well as double-hung and casement windows with horizontal proportions. Often Craftsman bungalows have cantilevered, square-bay windows. Neo-classical bungalows have similar proportions and use similar materials, including tri-bevel teardrop siding; however, their distinctive features include the small hipped or gabled dormers at their standard hipped roofs that also sometimes have forward-facing gabled pediments. These houses have modest turned columns and solid porch railing, and a great many have recessed porches and shallow angled bay windows tucked under boxed eaves.



Craftsman Bungalow on Franklin St.

### *Eclectic Revival Styles: Mission Revival, Spanish Colonial, and Monterey*

Over time, Craftsman-style houses began to take on new exterior detailing reminiscent of historic and international examples, and in the 1920s-1930s, the Eclectic Revival or Period Revival style became characteristic of both residential and non-residential construction. Such styles as Spanish Colonial,

Mission Revival, Mediterranean, Monterey, and others became popular. Simple buildings can represent a style with only a few characteristic features, so the vernacular versions of this style are most noteworthy in a neighborhood grouping where a wide-ranging assortment of simplified styles can create visual interest. Even very modest residences included Eclectic Revival detailing, such as Spanish tile roofs, raised and inset plaster ornament, arched porches and arched picture windows, shaped buttresses, and the occasional ornamental column. Mission-revival houses have flat-roofed sections that mimic the facades of the early California missions. Monterey-style houses can have heavy timber details and some ornament, but their singularly distinctive feature is their wide, side-gabled, two-story form with a cantilevered upper balcony.

Spanish Colonial Revival house on Clay St.



### *Neo-Colonial*

Growing out of a similar desire for traditional and historical forms, many houses from this era were Colonial Revival, although there are few in the study area. Looking to colonial New England and the Middle-Atlantic states for design features, designers included gambrel roofs, cantilevered upper stories, blocky proportions, shuttered windows, and classical pediments over symmetrical front entries.

Neo-Colonial Dutch Gambrel house on Van Buren St.



### *Minimal Traditional*

Some vernacular houses, particularly in the 1930s and early 1940s, were built very simply in what is referred to as “Minimal Traditional style.” In the study area, the style is most often displayed with low-slung, unadorned, stucco, gabled houses with shallow eaves and simplified porch designs. From the Minimal Traditional style evolved a distinctive, 1940s, style that features horizontal window lites, often steel casements, as well as simplified roofs, often hipped. Detailing in these buildings is less traditional and more typically geometric, particularly horizontal, such as a pattern of horizontal rails between the porch posts. These buildings are the transition into post-war Ranch style houses.

Minimal Traditional house on Van Buren St.



### *Ranch Style*

Although a large proportion of Ranch-style houses in California are found in groupings of similar houses within large subdivisions, custom Ranch-style residences—both large and small—were also built throughout the state and region in the mid-twentieth century. This style, championed by *Sunset Magazine* in the late 1940s, included mostly single-story construction under hipped roofs, rooms that opened into the landscape, and attached carports or garages. Typical features of Ranch-style houses include simple posts at the recessed porches, horizontal ribbons of window sash, often steel casements, and bold fascia gutters. Some houses of this genre have an oriental treatment, with gabled hips or bell-cast eaves, waterchains in lieu of downspouts, and special front door designs.

### *Modern and Bay Tradition*

Mid-century Modernism began to reach widespread popularity, as its simplicity was both practical and aesthetically pleasing for commercial and industrial construction in the post-War economy. The character of this style comes from wide wall planes under flat roofs with little or no trim around large windows and simple doors. Bay Tradition is a variation of Modernism, focused on the use of local materials for the exterior finishes; specifically, the forms of such buildings are Modernist, but the siding would be wood. Single-family residences in the study area seldom utilize this style; however, multi-family residences, such as apartment houses, were often generically Modernist in style, and a number are characterized the Shed variant of the Bay Tradition style (also known as “sea ranch.”)

### Property Types

The study area is almost exclusively residential, although there are institutional uses within and immediately adjacent the study area boundaries, including schools and churches, as well as City Hall. The substantial proportion of parcels in the neighborhood includes single-family residences in a variety of age, style, massing, and area; these were built primarily before World-War-II. A great number of these properties have secondary units at the rear of their lots; some of these buildings are single-family units and some are multi-family dwellings. The majority of these buildings were constructed beginning in the late 1950s and are outside the accepted fifty-year threshold of historical significance. A few earlier apartment buildings are evident, and one Bungalow Court from the 1930s. Modern apartment complexes are infill on earlier, single-family parcels.

### Architectural Significance

Buildings significant for their architectural character in Monterey can be identified using the architectural typology above. Because of the diversity of architectural styles in the study area, a broad variety of buildings may be determined to be historic resources. Buildings from the early American period are now rare, and are usually considered to have some level of architectural significance, even if their historical integrity may be comparatively compromised. Later buildings can be significant for their rarity, utility, beauty, associations, or other ability to convey information as historic resources.

## SUMMARY OF FINDINGS

- the area has many resources that represent a comprehensive pattern of historic development within the neighborhood to the west of Monterey's historic downtown;
- its association with residential development during the period 1884-1945; and
- its embodiment, within the boundaries of the neighborhood study area, of architectural styles and vernacular building types that represent the breadth of design of the period.

Much of the Monterey Lower Old Town Neighborhood still represents the area's growth in the first half of the twentieth century, closely mirroring the growth of the region's sardine canning industry that supported the community - from its rise around the turn of the century until its decline just after World War II. A smaller proportion of the buildings, scattered throughout the neighborhood, continue to represent Monterey's late-nineteenth-century growth, when the area was on the edge of downtown and developing in a more piecemeal manner. Of the over 400 properties in the Monterey Lower Old Town Neighborhood, almost one third continue to reflect the visual aspects of neighborhood life of its historic period that extends from the mid-1880s to about 1945. The overlay of multi-family residential development that has occurred in the last 50 years does not significantly alter the neighborhood's historic value but rather is a part of the long-time evolution of the neighborhood.

Many of the historic resources in the area, however, have been lost over time, and current development pressures - in concert with the larger trend in American society towards regeneration, revitalization, and densification of our urban areas - will continue to impact the historic character of the neighborhood.

Although the area does provide some overall impressions of continuity, the neighborhood boundaries that were chosen for the purposes of this study were not validated as potential historic district boundaries through map research, historical patterns, architectural character, or physical boundaries. The key period of growth, the age of the buildings, and the residential character of the neighborhood all extend into adjacent streets, outside the study area. Furthermore, the study did not identify any subsets of the neighborhood that have clear development, stylistic, or physical boundaries.

The need to serve an ever-increasing population in the Monterey Bay Area has increased the public's awareness of the fragile nature of historic properties and the importance of a community's heritage and character. The renewed attraction and popularity of residential properties in the Monterey Peninsula has grown rapidly in the few years, and there is a renewed focus on the identification and preservation of significant historic properties and districts.

The Reconnaissance Survey of the Lower Old Town Neighborhood lists historic properties that continue to represent the pattern of development in the area before 1945. Although the contextual themes that are associated with Monterey as a city can be identified individually in many of the historic resources in the area, this initial reconnaissance identifies and characterizes those properties that from observation are consistent with the important era of development, and that retain the minimum level of integrity necessary to warrant further investigation as a part of the development review process. Monterey's newly adopted Historic Properties Zoning Ordinance is intended to provide a means to plan for the future, insuring that the preservation of the significant physical aspects of the community's past is considered sensitively as a part of the ongoing development of the city.

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# Reconnaissance Survey Report - Lower Old Town, Monterey

ARCHIVES and ARCHITECTURE: Heritage Resource Partners

City of Monterey  
Community Development Department  
September, 2005

<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
0 Anita	1374012000	This parcel is vacant and belongs to the Monterey City School District (Monterey Peninsula Unified School District) and is a part of Larkin Park.	
260 Anita	1373009000	This house with two-car garage appears to have replaced an earlier house on the site sometime after 1962.	
266 Anita	1373008000	Recorded	5S3
276 Anita	1373007000	Recorded	5S3
286 Anita	1373002000	This is a post 1962 building that replaced an earlier residence, and has access from both Anita and Clay Streets.	
292 Anita	1373001000	This is a pre-1926 residence that once had a companion residence on the west end of the parcel at Clay Street which has been demolished. The house at the corner of Anita and Wainwright Streets and been expanded to the rear, and the house modified so that it is no longer representative of its origins.	
299 Anita	1374001000	Recorded	5S3
0 Clay	1373014000	This parcel is vacant and belongs to the Monterey School District	
227 Clay	1373013000	Recorded	5S3
233 Clay	1373012000	Recorded	5S3
241 Clay	1373011000	Recorded	5S3
251 Clay	1373010000	This modern house was constructed prior to 1962 and the rear structure was constructed after 1962.	
261 Clay	1373006000	This small vernacular house appears on this site prior to 1912. It has a low level of integrity to its original design.	
267 Clay	1373005000	Recorded	5S3
273 Clay	1373004000	Recorded	5S3
281 Clay	1373003000	Recorded	5S3
309 Clay	1372013000	This property contains a contemporary house built prior to 1962 located on the corner at Wainwright St., and an additional house built prior to 1912 on the south but that has a low level of integrity to its original design..	
317 Clay	1372012000	This property contains a contemporary apartment building.	
333 Clay	1372001000	This property contains two structures. The house at the corner at Hellam St. is a pre-1912 Queen Anne that has been re-sided and had its windows removed and has therefore lost integrity to its original design, and an contemporary apartment structure located to the rear along Clay St.	
365 Clay	1371012000	This house at the corner of Clay and Wainwright Streets appears on this site sometime after 1962, replacing earlier buildings. The small building at the southerly end of the parcel was built prior to 1912, but has been relocated within the parcel to the south end of the property. It has been renovated and no longer represents the period in which it was constructed.	

<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
383 Clay	1371002000	Recorded	5S3
415 Clay	1391026000	This is a pre-1962 Ranch house built after 1945 and is not within the period of significance for the Lower Old Town reconnaissance survey.	
421 Clay	1391025000	This is a pre-1962 Ranch house built after 1945 and is not within the period of significance for the Lower Old Town reconnaissance survey.	
443 Clay	1391024000	Recorded	5S3
451 Clay	1391023000	Recorded	5S3
457 Clay	1391022000	Recorded	5S3
465 Clay	1391021000	Recorded	5S3
479 Clay	1391020000	Recorded	5S3
202 Eddie Burns	1375024000	This property, located off Eddie Burns Lane at its northerly terminus contains a modern apartment building.	
504 Franklin	1382004000	This residential structure was constructed after 1962.	
530 Franklin	1382003000	Recorded. Previously recorded by Kent Seavey on 4/20/2004.	3CS
541 Franklin	1531003000	Recorded	5S3
560 Franklin	1382002000	Recorded	3CS
598 Franklin	1382001000	This one-story multi-family apartment building was constructed after World War II.	
599 Franklin	1531030000	This site contains a large apartment complex called DeMaggio Apartments that was built after 1962.	
611 Franklin	1393002000	This small house appears to have been behind the historic house at 404 Larkin St. sometime between 1905 and 1912, but has modified substantially and is not recognizeable as a historic structure.	
632 Franklin	1381004000	Recorded	5S3
650 Franklin	1381003000	Of the two buildings on this site, the easterly one was constructed afte 1962, and the westerly one is pre-1926, however, it has been altered to match the design of the newer building.	
661 Franklin	1393001000	This property contains an multi-family residential building constructed after 1962.	
682 Franklin	1381002000	This pre-1926 Craftsman house is not distinctive or has been altered by a re-clading of stucco.	
698 Franklin	1381001000	Recorded	5S3
702 Franklin	1375043000	Recorded	5S3
716 Franklin	1375042000	Recorded	5S3
732 Franklin	1375041000	This pre-1926 Craftsman house has been altered an no longer represents its historic character.	

<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
739 Franklin	1392025000	The front house on this property appears to be a nineteenth century building that was relocated onto this site sometime between 1926 and 1936, and later expanded.	
759 Franklin	1392024000	Recorded	5S3
766 Franklin	1375003000	This pre-1926 house has been substantially altered and no longer represents it historic character.	
782 Franklin	1392002000	This appears to be a post World War II house.	
783 Franklin	1375002000	This residence was constructed after World War II.	
799 Franklin	1392001000	This house appears to have been just after World War II. It does not appear on the 1936 Sanborn Fire Insurance Map. The building is a transitional style, with some Spanish Colonial Revival elements, but is not a structure that can be directly associated with a style. It could warrant some further investigation in the future.	
800 Franklin	1371004000	This multi-family residential building was constructed prior to 1962.	
832 Franklin	1371014000	This multi-family residential building was constructed prior to 1962.	
833 Franklin	1391004000	This house was constructed on this site sometime after World War II.	
860 Franklin	1371016000	This property contains a modern apartment building.	
867 Franklin	1391033000	This property contains two houses. The one on the east is of recent construction. The one on the west is a pre-1912 house that was undergoing remodeling at the time of this reconnaissance so was not survey.	
882 Franklin	1371015000	Recorded	5S3
895 Franklin	1391002000	This property contains a Mission Revival house constructed sometime prior to 1936. It has been modified and no longer appears to represent its historic character.	
898 Franklin	1371001000	Recorded	5S3
899 Franklin	1391001000	Recorded	5S3
816 Hellam	1372018000	This property contains a house built since 1962.	
832 Hellam	1372015000	This appears to be a replacement house built shortly after World War II.	
833 Hellam	1371008000	This is a pre-1912 house that has been substantially altered and is no longer recognizeable as a historic building.	
851 Hellam	1371009000	This is a pre-1912 two-story house that has been substantially altered and is no longer recognizeable as a historic building.	
866 Hellam	1372014000	Recorded	5S3
867 Hellam	1371010000	This is a pre-1926 house that has been substantially altered and is no longer recognizeable as a historic building.	
882 Hellam	1372002000	This is possibly a pre-1926 house but has altered in such a way that it is no longer recognizeable as a historic building.	
883 Hellam	1371011000	This is a pre-1912 house that has been substantially altered and is no longer recognizeable as a historic building.	
0 Herrmann	1993001000		

<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
0 Herrmann	1406016000		
2 Herrmann	1406008000	The Unity Church of Monterey appears in a different configuration than the footprint of the church shown on the 1962 Sanborn Map.	5S3
6 Herrmann	1406009000	This house appears to have been constructed sometime after World War II.	
7 Herrmann	1412006000	This house appears to be a circa 1920 Craftsman house. It is located outside the boundaries of the Sanborn Fire Insurance Maps. It has not yet been surveyed as a part of this reconnaissance.	5S3
14 Herrmann	1406010000	This house could not be viewed from the public right-of-way. It appears to be of contemporary construction. Sanborn Fire Insurance Maps do not cover this area.	
0 Jefferson	1521022000	This vacant lot is associated with the State of California property located directly to the west at 599 Jefferson St.	
0 Jefferson	1531016000	This property appears to be a thin alleyway at the center of the block on the north side of Jefferson Street between Van Buren and Larkin Streets.	
560 Jefferson	1531015000	This property contains a Spanish Colonial Revival residence that was built between 1926 and 1936. It has been altered at the front and no longer conveys its historical character.	
580 Jefferson	1531014000	Recorded	5S3
599 Jefferson	1521021000	Recorded	5S3
630 Jefferson	1393014000	This property contains a post World War II apartment building. It is an interesting modernistic design that warrants further investigation in the future.	
641 Jefferson	1405019000	This small house at the intersection of Jefferson and Ord Streets does not appear on the 1936 Sanborn Fire Insurance Maps but is identified on the 1962 map. It appears to be post-World War II.	
670 Jefferson	1393015000	This post World War II residence has unique modern Ranch style features and warrants further investigation in the future.	
675 Jefferson	1404001000	This the site of a large contemporary apartment complex.	
680 Jefferson	1393016000	Recorded	5S3
698 Jefferson	1393017000	Recorded	5S3
700 Jefferson	1392012000	This residential building, constructed originally sometime between 1926 and 1936, has been substantially modified in a recent renovation. The property also contains the post World War II cottage located to the immediate west of the corner house.	
725 Jefferson	1403003000	This small house was constructed sometime between 1926 and 1936, but appears to have been renovated and does not appear to represent this period in its character.	
750 Jefferson	1392013000	This property contains what appears to be a pre-1926 Craftsman house according to the Sanborn Fire Insurance Map of the period. However, it appears to have been substantially modified or replaced by the present structure which is more post-World War II in character.	
761 Jefferson	1403002000	Recorded. Presently listed as a Historic Resource by the City of Monterey.	5
766 Jefferson	1392014000	This Spanish Colonial Revival residence, built sometime between 1926 and 1936, has been recently renovated and it is not possible to determine the level of integrity it has to the original structure.	
783 Jefferson	1403010000	A Neoclassical house built prior to 19121, this building has been substantially modified and no longer represents its historic character.	

<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
799 Jefferson	1403009000	The house on this corner site appears to have been constructed in the 1950s.	
801 Jefferson	1401010000	Recorded	3CS
825 Jefferson	1401009000	This lot contains a contemporary house.	
832 Jefferson	1391015000	This property contains a post World War II residence.	
835 Jefferson	1401007000	A house of similar size appears on this site as late as 1962 with a different footprint.	
845 Jefferson	1401006000	Recorded	5S3
850 Jefferson	1391016000	Recorded	5S3
857 Jefferson	1401005000	Recorded	5S3
866 Jefferson	1391017000	Recorded	5S3
867 Jefferson	1401004000	This house was built on this site prior to 1926, but appears to have been altered substantially and does not reflect its original character	
877 Jefferson	1401003000	Recorded	5S3
882 Jefferson	1391018000	Recorded	5S3
889 Jefferson	1401002000	Recorded	5S3
898 Jefferson	1391019000	Recorded	5S3
899 Jefferson	1401001000	Recorded	5S3
807 Johnson	1402015000	This is a modern apartment building constructed after 1962.	
823 Johnson	1402016000	A house was constructed on this site between 1926 and 1936. However, it cannot be determined the level of integrity that the current structure has to the original building without an intensive level of investigation.	
835 Johnson	1402010000	A small house existed on this parcel prior to 1926 and was still extant in 1962. The current house on this parcel does not appear to be the original house, but his cannot be determined without a more intensive level investigation.	
845 Johnson	1402008000	This house was constructed on the site sometime before 1962 replacing two earlier buildings. It appears to be an early modernist residence and warrants further investigation as a potential historic resources. However, it was constructed outside the timeframe of the context for this reconnaissance study, and was therefore not inventoried.	
867 Johnson	1402020000	This is the site of a contemporary building that appears to have been constructed in the 1970s.	
877 Johnson	1402002000	Recorded	5S3
889 Johnson	1402018000	Recorded	3
899 Johnson	1402017000	This property contains a contemporary house built since 1962.	
0 Larkin	1521023000	This is the second lot (vacant) south of Jefferson St. on the east side of Larkin Street that is owned by the State of California and associated with their corner property at 599 Jefferson St.	

<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
210 Larkin	1381024000	This house was constructed on this site sometime after WWII.	
211 Larkin	1382021000	This post 1936 Spanish Colonia Revival residence has been substantially altered and no longer represents its original form.	
218 Larkin	1381023000	Recorded	5S3
219 Larkin	1382022000	This post 1936 Spanish Colonial Revival residence has been substantially altered after 1962 and no longer is representative of its original form.	
226 Larkin	1381022000	The house on this property, built sometime prior to 1912, has been substantially altered and does not seem reversible to its original historic character.	
227 Larkin	1382023000	This post 1936 Spanish Colonial Revival residence has been substantially modified from its original form and no longer represents its original design.	
235 Larkin	1382024000	This is a circa 1950s two-story house that does not fall within the period of significance for the Old Town Neighborhood reconnaissance study.	
236 Larkin	1381021000	Constructed between 1926 and 1936, the house at the front of this property has been substantially altered and does not appear reversible to its historic character.	
244 Larkin	1381020000	Recorded	5S3
245 Larkin	1382037000	Recorded	5S3
254 Larkin	1381019000	The front footprint of this house does not match that of the 1962 Sanborn Fire Insurance Map. Although it appears to have been built at an earlier date, the actual construction date could not be determined.	
255 Larkin	1382038000	This property contains a modern two-story apartment building constructed after 1962.	
262 Larkin	1381018000	This house appears to have been constructed in the 1950s.	
267 Larkin	1382026000	This two to three story apartment building appears to have been built circa 1950 and is outside the period of significance of the Old Town Neighborhood reconnaissance survey.	
272 Larkin	1381017000	Recorded	5S3
282 Larkin	1381016000	Recorded	5S3
283 Larkin	1382027000	This property contains a circa 1950 Ranch house that appears to have integrity to its original design. It falls outside the period of significance of the Old Town Neighborhood reconnaissance study, but warrants further study in the future.	
290 Larkin	1381015000	Recorded	5S3
291 Larkin	1382028000	Recorded	5S3
298 Larkin	1381014000	Recorded	5S3
299 Larkin	1382029000	Recorded	5S3
300 Larkin	1381013000	This property appears to have been developed prior to 1912, but has been substantially modified and no longer represents its historic character	
301 Larkin	1382030000	Recorded	5S3

<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
309 Larkin	1382031000	Recorded	5S3
316 Larkin	1381012000	Recorded	5S3
317 Larkin	1382032000	This property contains a post 1962 apartment building.	
322 Larkin	1381011000	This property appears to have been developed prior to 1912, but has been substantially modified and no longer represents its historic character.	
332 Larkin	1381010000	This property appears to have been developed between 19256 and 1936, but has been substantially modified due to its loss of windows and other original detailing and no longer represents its historic character.	
333 Larkin	1382033000	This property contains a recently constructed Modernistic apartment building.	
342 Larkin	1381009000	This property appears to have been developed prior to 1912, but has been substantially modified and no longer appears to represent its historic character. It warrants further investigation at a more intensive level than done as a part of this reconnaissance level survey.	
343 Larkin	1382034000	This property contains an apartment building that appears to have been constructed circa 1970, and does not appear on the 1962 Sanborn Fire Insurance Map.	
358 Larkin	1381008000	This property appears to have been developed prior to 1912, but has been substantially modified and no longer represents its historic character.	
359 Larkin	1382035000	Recorded	5S3
366 Larkin	1381007000	Recorded	5S3
382 Larkin	1381050000	Recorded	5S3
384 Larkin	1381049000	This is an interior parcel without street frontage and contains a contemporary apartment building.	
394 Larkin	1381005000	Recorded	5S3
404 Larkin	1393003000	Recorded	3S
414 Larkin	1393004000	This is the site of a modern apartment building.	
419 Larkin	1531006000	This house appears to have been built on this site prior to 1926, but from observation appears to have been substantially remodeled to where it is difficult to determine the extent of original materials. It would require a more intensive investigation to ascertain its origins, however, it does not appear to have enough integrity to its original construction to be reversible.	
428 Larkin	1393005000	Recorded	5S3
429 Larkin	1531025000	This four unit apartment building was constructed sometime after 1936. It appears to have been modified substantially and does not represent its original character. The property has been merged with the lot to the south which contains a circa 1950 house.	
431 Larkin	1531026000	This property contains a circa 1950 Ranch style house. The lot is identified separately from the lot to the south, although they share parking at the rear.	
434 Larkin	1393006000	This site contains a contemporary apartment complex	
442 Larkin	1393007000	Recorded	5S3

<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
445 Larkin	1531008000	This lot contains a contemporary apartment building called Larkin Place and share driveway and parking with the lot to the north.	
450 Larkin	1393008000	The house at the front of this property was constructed sometime between 1892 and 1905, but has been substantially modified and no longer conveys it historic character.	
456 Larkin	1393009000	This apartment building was constructed sometime before 1962.	
459 Larkin	1531009000	This Queen Anne house was built sometime between 1892 and 1905. Although maintaining a similar footprint to the original, it has been substantially renovated, and although it retains a historic character, it does not appear to have maintained its original detailing and therefore does not represent adequately its period of construction.	
463 Larkin	1531010000	Recorded	5S3
464 Larkin	1393010000	This property contains a 1940s residence that was probably constructed just after WWII, and that has been expanded at the rear with additional residential units.	
469 Larkin	1531011000	This site contains a 1970s/1980s apartment building.	
472 Larkin	1393011000	This property appears to contain a house and apartments constructed subsequent to 1962.	
475 Larkin	1531012000	Recorded	5S3
478 Larkin	1393024000	This property contains an early pre-1915 residence that has been substantially remodeled and no longer represents its historic character.	
479 Larkin	1531013000	Recorded	5S3
486 Larkin	1393025000	This property contains a circa 1950s house.	
492 Larkin	1393013000	This property contains a house built sometime after 1962.	
502 Larkin	1405018000	This house at the corner of Larkin and Jefferson Streets appears to have been constructed after 1962.	
504 Larkin	1405017000	Recorded	5S3
514 Larkin	1405016000	This two-story house was built between 1905 and 1912. It appears to have been substantially modified, but this cannot be determined without an intensive investigation.	
522 Larkin	1405015000	This Spanish Colonial Revival residence was constructed between 1926 and 1936, but has been substantially modified and no longer adequately represents its historic character.	
527 Larkin	1521002000	Recorded	5S3
532 Larkin	1405014000	This property appears to have been developed between 1905 and 1912, but has been substantially modified and no longer represents its historic character.	
536 Larkin	1405013000	This property was developed with multi-family units after 1962.	
537 Larkin	1521003000	This site contains a house facing Larkin St. that appears to have replaced an earlier house sometime prior to 1962. At the rear of the lot facing Union Street is a second house that appeared on the site sometime between 1912 and 1926. It appears to be a Queen Anne cottage that may have been relocated, and has been substantially altered.	
545 Larkin	1521004000	Recorded	5S3



<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
554 Larkin	1405012000	This Ranch style house was built prior to 1962.	
555 Larkin	1521005000	Recorded	5S3
562 Larkin	1405011000	Recorded	5S3
563 Larkin	1521007000	This property contains a contemporary house.	
570 Larkin	1405010000	Recorded	5S3
573 Larkin	1521008000	This house appears to have been constructed in this location prior to 1912 and was likely a Colonial Revival design, however, it has been expanded in the recent past and remodeled and no longer has character defining features of the early twentieth century that would preserve its historic qualities.	
576 Larkin	1405009000	Recorded	3CS
602 Larkin	1412001000	This is potentially a pre-1926 residence, but cannot be viewed well from the street. It has been modified with new replacement windows, and although warranting some additional investigation, does not appear to have integrity.	
610 Larkin	1412002000	Recorded	5S3
612 Larkin	1412005000	Recorded	5S3
641 Larkin	1511024000	This Spanish Colonial Revival house, built prior to 1936, has been substantially altered with the removal of tile, windows, and other character defining features.	
643 Larkin	1511023000	This is a small interior parcel that cannot be viewed from the street. It contains a building that appears on this site prior to 1936.	
651 Larkin	1511021000	This Spanish Colonial Revival house, built prior to 1936, has been substantially altered with the removal of tile, windows, and other character defining features.	
653 Larkin	1511022000	This late Craftsman house was built sometime between 1926 and 1936, but has been renovated and does not appear to accurately represent the original structure in its current configuration. It is accessed off Van Buren Circle.	
661 Larkin	1511020000	This property contains a contemporary apartment building.	
671 Larkin	1511019000	This property is located partially in the gulch under the Larkin St. bridge. Although built prior to 1936, it does not appear to be distinctive and appears to have been altered substantially	
379 Larkin	1382036000	This property contains an apartment building that appears to have been constructed in the 1970s.	
521 Madison	1511004000	This is a modern apartment building constructed prior to 1962.	
540 Madison	1521011000	Recorded	5S3
555 Madison	1511025000	This is a modern apartment building constructed since 1962.	
560 Madison	1521010000	Recorded	5S3
571 Madison	1511001000	This is a modern apartment building constructed since 1962.	
598 Madison	1521009000	This vernacular hipped roof house was constructed between 1905 and 1912. All of the original doors and windows have been replaced causing it to lose integrity to its original construction.	

<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
602 Madison	1405008000	This is a pre-1912 house that has been altered substantially, with in the inclusion of contemporary windows, changes in the roofline, and new siding. It no longer has integrity to its original construction.	
660 Madison	1404007000	Recorded	5S3
661 Madison	1406007000	This is a modern Split-level Ranch style house built prior to 1962.	
681 Madison	1406006000	Recorded	3
698 Madison	1404006000	This house was constructed in the early part of the twentieth century. It appears to have been altered substantially, although the footprint remains as it was at least in 1926. It does not represent a specific period of design and lacks integrity to be considered a historic resource, but warrants further evaluation.	
699 Madison	1406005000	Recorded	3
701 Madison	1406017000	Recorded	5S3
717 Madison	1406015000	This house appears to have been constructed in the 1930s or 1940s, but because it is difficult to view additional investigation would be necessary to determine its age and integrity. It does not appear to represent a distinctive style for the period.	
733 Madison	1406014000	Recorded	5S3
765 Madison	1406011000	This is a pre-1962 Ranch style/ Minimal Traditional house. It does not fall within the period of significance of the Old Town neighborhood reconnaissance survey.	
767 Madison	1406012000	This is a pre-1962 Ranch style house. It does not fall within the period of significance of the Old Town neighborhood reconnaissance survey.	
769 Madison	1406013000	This is a pre-1962 Ranch style house. It does not fall within the period of significance of the Old Town neighborhood reconnaissance survey.	
805 Madison	1407005000	This site contains a modern post 1962 Ranch style house with Bay Tradition II characteristics. It's construction date is outside the period of significance for the Old Town neighborhood reconnaissance survey. It warrants additional investigation as a modern structure that appears architect designed.	
844 Madison	1402021000	This site contains what appears to be a contemporary house, however it could not be approached close enough to make a determination, and warrants further investigation. A house was built on this site between 1926 and 1936, and continued to exist as of 1962, but it could not be determined if this is the same house that exists currently.	
877 Madison	1407002000	Recorded	5S3
878 Madison	1402019000	This site contains a contemporary house built in recent times.	
898 Madison	1402014000	This site contains a modern residence constructed in recent times.	
201 Monroe	1375023000	This property contains a modern apartment complex.	
225 Monroe	1375045000	Recorded	5S3
227 Monroe	1375044000	This property contains a modern apartment complex.	
232 Monroe	1374013000	Recorded	5S3


<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
234 Monroe	1374009000	This property was development between 1926 and 1936, but has no apparent integrity to its original design.	
241 Monroe	1375048000	Recorded	5S3
250 Monroe	1374008000	Portions of this building were constructed prior to 1912, and the left portion of the front was constructed between 1926 and 1936. It has recently been altered in a way that does not appear to be reversible and does not represent its historic character.	
253 Monroe	1375019000	This property contains a circa 1905 cottage that has been re-clad and windows removed.	
256 Monroe	1374007000	This two-story Colonial Revival styled house was constructed prior to 1912, but it appears that renovations have changed its historic character. A more intensive level investigation into modifications would be necessary to determine if the building continues to retain integrity.	
263 Monroe	1375018000	This property contains a modern apartment building.	
264 Monroe	1374006000	This pre-1912 has been substantially modified and is not recognizeable as a historic resource.	
275 Monroe	1375017000	Recorded	5S3
278 Monroe	1374005000	This pre-1912 Victorian era house has been substantially modified. Due to its age and location in the Hartnell Subdivision, it warrants additional study for its associations, but the house does not have integrity to its historic character.	
286 Monroe	1374004000	This pre-1912 Foursquare house has been substantially modified with the addition of the porch, changed windows, and a change in cladding for the original. It no longer has integrity to its historic character.	
287 Monroe	1375016000	Recorded	5S3
298 Monroe	1374003000	This Craftsman appearing house first appears on this site between 1926 and 1936, but appears to have been substantially expanded and altered and no longer represents it historic character.	
299 Monroe	1375015000	This pre-1912 Queen Anne cottage has substantially lost its integrity due to replacement of all the windows and other changes to the building.	5S3
301 Monroe	1375014000	This Mission Revival building, constructed between 1926 and 1936 has lost its historic integrity due to window replacements and modifications to the architectural detailing.	
307 Monroe	1375013000	This is a circa 1950 house built in the Minimal Traditional style.	
310 Monroe	1372008000	This pre-1912 Colonial Revival house appears to have been re-clad and the windows replaced. Although in its basic configuration except for possible addition of window dormers, it does not appear to have enough integrity to be considered a historic resource. Additional investigation is warranted.	
315 Monroe	1375012000	This pre-1926 two-story building was most likely Mission Revival in style, but has modified in the recent past and has lost all integrity to its original form and detail.	
318 Monroe	1372007000	A house appears on this site by 1912 that is generally in the same configuration, but the extant house appears to have been modified somewhat and no longer represents it original character.	
323 Monroe	1375011000	Recorded	3
326 Monroe	1372019000	Recorded	5S3
331 Monroe	1375010000	This Craftsman house appears to have been built prior to 1926 but has been modified from its original design due to changes in fenestration and cladding materials.	

<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
335 Monroe	1375009000	Recorded	5S3
347 Monroe	1375008000	This pre-1926 Spanish Colonial Revival residence has lost its integrity due to removal of windows.	
351 Monroe	1375007000	This pre-1926 Spanish Colonial Revival residence has lost its integrity due to removal of windows.	
354 Monroe	1371007000	This site contains a post-World War II Ranch house	
355 Monroe	1375006000	Recorded	5S3
371 Monroe	1375005000	Recorded	5S3
372 Monroe	1371006000	Recorded	
377 Monroe	1375004000	Recorded	5S3
382 Monroe	1371005000	Recorded	5S3
393 Monroe	1375001000	This is a post World War II apartment building done in Minimal Ranch style. Although it appears to have a high level of integrity, it was built outside the period of significance of the Old Town Neighborhood reconnaissance survey.	
402 Monroe	1391005000	Recorded	5S3
410 Monroe	1391032000	Recorded	1S
421 Monroe	1392023000	This house was constructed after 1962.	
427 Monroe	1392026000	This house was constructed after 1962. The rear of the property contains an additional residential structure that appears to be circa 1910, but that was relocated to this site sometime after 1962. It was not surveyed due to its inaccessibility, and does not appear to be a distinctive example of houses of this period.	
428 Monroe	1391031000	The multi-family residential structures on this property were constructed after 1962.	
431 Monroe	1392027000	This house appears to have been constructed on this site prior to 1912, however it has been modified substantially and no longer conveys its historic character.	
441 Monroe	1392021000	This is a contemporary apartment building.	
442 Monroe	1391007000	This property contains a residence that appears to have been built shortly after World War II.	
450 Monroe	1391008000	The footprint of this house appears on the Sanborn Fire Insurance Map in 1962. It appears to have been constructed either shortly before or after World War II.	
453 Monroe	1392020000	Recorded	5S3
456 Monroe	1391029000	Recorded	5S3
461 Monroe	1392019000	This is a modern residence built prior to 1962.	
466 Monroe	1391030000	This site contains a modern apartment building.	
469 Monroe	1392032000	This site contains two buildings on two early parcels that were built as apartments sometime after 1962.	

<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
472 Monroe	1391010000	The footprint of this house is similar to that which existed on the site prior to 1926, but if the original building remains a part of the extant structure, it has been modified substantially.	
478 Monroe	1391011000	The footprint of this house is similar to that which existed on the site prior to 1926, but if the original building remains a part of the extant structure, it has been modified substantially.	
481 Monroe	1392017000	This property contains a modern apartment building.	
486 Monroe	1391012000	This house was built subsequent to 1962.	
487 Monroe	1392016000	Recorded	5S3
490 Monroe	1391013000	The house on this property is possibly a pre-1912 residence, but has substantially modified and is no longer recognizable as from that period.	
492 Monroe	1391027000	The house this property replaced the original pre-1912 house sometime after 1962.	
498 Monroe	1391028000	The house on this property appears to have been constructed just prior to or after World War II.	
499 Monroe	1392015000	Recorded	5S3
529 Monroe	1403008000	Recorded	5S3
543 Monroe	1403007000	Recorded	5S3
560 Monroe	1402006000	Recorded	5S3
560 Scott	1362029000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study. This house however has a Monterey Shale wall at the front property line that could have been constructed during the period that this was the estate of David Jacks.	
580 Scott	1362018000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time.	
581 Scott	1382020000	Recorded	5S3
590 Scott	1362019000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study. This house however has a Monterey Shale wall at the front property line that could have been constructed during the period that this was the estate of David Jacks.	
600 Scott	1362020000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study. This house however has a Monterey Shale wall at the front property line that could have been constructed during the period that this was the estate of David Jacks.	

<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
610 Scott	1362021000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study. This house however has a Monterey Shale wall at the front property line that could have been constructed during the period that this was the estate of David Jacks.	
620 Scott	1362022000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study. This house however has a Monterey Shale wall at the front property line that could have been constructed during the period that this was the estate of David Jacks.	
640 Scott	1362023000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study. This house however has a Monterey Shale wall at the front property line that could have been constructed during the period that this was the estate of David Jacks.	
641 Scott	1381025000	This property had not developed by the time of the 1936 Sanborn Fire Insurance Map. By 1962 a building appears at the rear of the lot adjacent Cooper Street.	
660 Scott	1362024000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study. This house however has a Monterey Shale wall at the front property line that could have been constructed during the period that this was the estate of David Jacks.	
680 Scott	1362025000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study. This house however has a Monterey Shale wall at the front property line that could have been constructed during the period that this was the estate of David Jacks.	
0 Seeno	1361001000	This is owned by the Monterey City School District (Monterey Peninsula Unified School District), and contains both Larkin Park and the Larkin Elementary School. The mid-1940s school facility was not recorded within the Old Town Neighborhood reconnaissance survey as its was constructed outside the period of significance for the study.	
107 Seeno	1362010000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study.	
113 Seeno	1362009000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study.	
125 Seeno	1362008000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study.	
131 Seeno	1362028000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study.	

<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
137 Seeno	1362027000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study.	
141 Seeno	1362006000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study.	
149 Seeno	1362005000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study.	
151 Seeno	1362004000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study.	
161 Seeno	1362003000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study.	
167 Seeno	1362002000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study.	
179 Seeno	1362001000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study.	
199 Seeno	1362026000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study.	
565 Union	1521006000	This duplex is on the 1962 Sanborn Fire Insurance Map, but not the 1936 map, and appears to have been constructed sometime in the 1950s.	
160 Van Buren	1362011000	Recorded	5S3
170 Van Buren	1362012000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study. This house however has a Monterey Shale wall at the front property line that could have been constructed during the period that this was the estate of David Jacks.	
180 Van Buren	1362013000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study. This house however has a Monterey Shale wall at the front property line that could have been constructed during the period that this was the estate of David Jacks.	
190 Van Buren	1362014000	The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. Improvements do not appear to have occurred by the start of World War II. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time. These properties were surveyed, but not recorded as a part of the Old Town Neighborhood reconnaissance study. This house however has a Monterey Shale wall at the front property line that could have been constructed during the period that this was the estate of David Jacks.	

<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
198 Van Buren	1362015000	Recorded	5S3
218 Van Buren	1382019000	This site contains a modern apartment building	
226 Van Buren	1382018000	This site contains a post 1936 apartment building that was done with vernacular Spanish Colonial detailing and that has been compromised with new windows.	
238 Van Buren	1382017000	This site contains what appears to be a late 1940s house.	
244 Van Buren	1382016000	This site appears to have a 1920s Prairie style house, however the Sanborn Fire Insurance Map shows no development activity by 1936. The rear contains a post-1962 apartment complex.	
254 Van Buren	1382015000	This site contains a post World War II house.	
272 Van Buren	1382014000	Recorded	5S3
282 Van Buren	1382013000	Recorded	5S3
290 Van Buren	1382012000	This site contains a late 1940s house with apartments added to the rear.	
296 Van Buren	1382011000	This two-story Ranch style house was built in the 1950s and is possibly on the site of the Molera Adobe.	
300 Van Buren	1382010000	This contemporary house is possibly on the site of the Molera Adobe.	
308 Van Buren	1382009000	A modern apartment complex is located on this site.	
316 Van Buren	1382008000	This large complex was constructed prior to 1962.	
 342 Van Buren	1382007000	This house was constructed sometime after 1936, and although possibly a pre-war design, has been compromised with the loss of windows.	
350 Van Buren	1382006000	This long narrow row of residential units appears to have been constructed just after World War II.	
366 Van Buren	1382005000	This is the site of a large modern apartment complex.	
400 Van Buren	1531004000	The house that was located on this site was replaced by this apartment complex sometime after World War II. The design is fairly unique, applying the Monterey style to a type of building not normally associated with the Revival style. It should be reviewed more closely for its architectural precedents at a later time.	
424 Van Buren	1531005000	Vacant lot.	
440 Van Buren	1531032000	This is the main building of the Monterey Institute of International Studies, and was constructed sometime after 1962.	
442 Van Buren	1531031000	This building that houses Student Affairs and Housing replaced an earlier building on this site sometime by 1962.	
456 Van Buren	1531024000	Recorded	5S3
462 Van Buren	1531023000	Recorded	5S3
468 Van Buren	1531022000	This site contains a modern apartment building.	
474 Van Buren	1531028000	Recorded	5S3



<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
474 Van Buren	1531029000	This property is the rear lot of a similar addressed parcel and contains an apartment building.	
484 Van Buren	1531020000	Recorded	5S3
486 Van Buren	1531019000	Recorded	5S3
492 Van Buren	1531018000	This is the site of a modern three story apartment complex.	
498 Van Buren	1531017000	Recorded	3CS
504 Van Buren	1521020000	Recorded	3CS
510 Van Buren	1521019000	This property was constructed after 1962, and the structure that faces Union Street was constructed prior to 1962.	
536 Van Buren	1521018000	Recorded	5S3
544 Van Buren	1521017000	This house and the rear structure facing Union Street were constructed sometime after 1962.	
556 Van Buren	1521016000	Recorded	5S3
562 Van Buren	1521015000	Recorded	5S3
572 Van Buren	1521014000	This property contains a contemporary apartment building.	
582 Van Buren	1521013000	Recorded	5S3
598 Van Buren	1521012000	Recorded	5S3
614 Van Buren	1511005000	A contemporary apartment building constructed after 1962 exists on this site.	
634 Van Buren	1511006000	A contemporary apartment building constructed after 1962 exists on this site.	
644 Van Buren	1511007000	This is the site of a modern apartment building.	
650 Van Buren	1511008000	This transitional Neoclassical Revival house with Queen Anne elements was constructed on this site between 1905 and 1912. It has been substantially modified and no longer represents adequately is historic character.	5S3
666 Van Buren	1511009000	This Craftsman house, constructed sometime between 1912 and 1926, has had its original windows removed and been covered with new cladding, and no longer represents it historic character.	
668 Van Buren	1511011000	Recorded	5S3
670 Van Buren	1511010000	This property has not yet been surveyed.	5S3
672 Van Buren	1511018000	This late Craftsman house was built sometime between 1926 and 1936, but has been renovated and does not appear to accurately represent the original structure in its current configuration.	5S3
674 Van Buren	1511017000	This late Craftsman house was built sometime between 1926 and 1936, but has been renovated and does not appear to accurately represent the original structure in its current configuration.	5S3
676 Van Buren	1511014000	This late Craftsman house was built sometime between 1926 and 1936, but has been renovated and does not appear to accurately represent the original structure in its current configuration.	5S3

<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
678 Van Buren	1511012000	Recorded	5S3
698 Van Buren	1511013000	An early house existed on this site that was replaced by another building sometime before 1936. This house appears to have been remodeled in recent times and does not appear to reflect its earlier historic character.	
801 Wainwright	1372009000	This is a contemporary building. At the rear of the parcel at 817 Wainwright is an older building that has been altered so that it is no longer recognizable as a historic resource.	
814 Wainwright	1374002000	Recorded	5S3
833 Wainwright	1372016000		
201 Watson	1381026000	Recorded	5S3
202 Watson	1375025000	Recorded	5S3
211 Watson	1381027000	Recorded	5S3
212 Watson	1375050000	Recorded	5S3
219 Watson	1381028000	This vernacular stucco house was built prior to 1926 and is similar in character to the house two properties to the north at 201 Watson St. It has had some modifications and is not distinctive as a representative of 1920s residential architecture in the area.	
224 Watson	1375049000	This property contains apartment buildings that were constructed prior to 1962. The APN apparently was recently split off from the house to the north, addressed as 212 Watson St.	
227 Watson	1381029000	This house, like two vernacular dwellings to the north at 201 and 211 Watson St. appears to have been built prior to 1926. It has been substantially modified and no longer exhibits its historic character.	
235 Watson	1381045000	This house was built sometime after 1962.	
239 Watson	1381048000	This house was built sometime after 1962.	
255 Watson	1381047000	This circa 1930 Spanish Colonial Revival residence is vernacular in detail and the primary fenestration has been modified and no longer conveys its historic character.	
256 Watson	1375046000	This property contains a contemporary apartment building.	
262 Watson	1375047000	This property contains a pre-1912 house that has been recently altered and no longer represents its historic character.	
263 Watson	1381031000	This pre-1926 vernacular Craftsman house lacks distinctive detailing and has lost its original windows, resulting in a building that no longer conveys its historical character.	
274 Watson	1375028000	This pre-1912 Queen Anne victorian has been substantially modified and although appearing historic in character lacks integrity to its original design.	
283 Watson	1381032000	Recorded	5S3
286 Watson	1375029000	This pre-1912 Queen Anne victorian has been substantially modified and although appearing historic in character lacks integrity to its original design.	
291 Watson	1381033000	This Craftsman house, although built prior to 1926, has been substantially altered and no longer represents its historic character.	

<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
298 Watson	1375030000	This Prairie style house, built sometime between 1926 and 1936 has been substantially modified and although appearing historic in character lacks integrity to its original design.	
299 Watson	1381034000	This (what appears to be a) pre-1912 huse has been substantially modified and no longer represents its historic character.	
300 Watson	1375031000	Recorded	5S3
301 Watson	1381035000	This pre-1926 house has been substantially modified and it is no longer possible to identify its historic character.	
308 Watson	1375032000	Recorded	3
309 Watson	1381036000	This pre-1926 spanish Colonial Revival house has been modified and no longer represents its historic character. It appears that the modifications may be reversible, but the entent of changes cannot be determined without a more intensive level of investigation. There are a number of distinctive features on the building, and it warrants further review.	
314 Watson	1375033000	Recorded. Presently listed as a historic resource by the City of Monterey.	2S2
317 Watson	1381037000	This pre-1912 house appears that it may have original been designed in the Neoclassical Revival style, but it cannot determined what changes have occurred to the materials and building components. The extant structure lacks distinction and is difficult to associate with a specific period or style.	
320 Watson	1375034000	This house appears to have been built prior to 1926 in the Prairie style, but with removal of windows and other changes it no longer represents its historic character.	
325 Watson	1381038000	This pre-1912 house, like the house to the north at 317 Watson St appears to have original been designed in the Neoclassical Revival style, but it cannot determined what changes have occurred to the materials and building components. The extant structure lacks distinction and is difficult to associate with a specific period or style.	
330 Watson	1375035000	Recorded	5S3
333 Watson	1381039000	This Craftsman house, constructed between 1912 and 1926, has been modified in materials and components. The extant structure lacks distinction and is difficult to associate with the Craftsman style due to the changes..	
338 Watson	1375036000	This Spanish Colonial Revival house appears to have been built between 1926 and 1936, but with removal of windows and other changes it no longer represents its historic character.	
343 Watson	1381040000	Recorded	5D3
346 Watson	1375037000	Recorded	5S3
351 Watson	1381041000	Recorded	5S3
354 Watson	1375038000	Recorded	5S3
359 Watson	1381042000	Recorded	5D3
362 Watson	1375039000	This property contains two pre-1926 houses that function together as a multi-family property. It is difficult to ascertain their original architectural character, appearing to have been modified over time.	
367 Watson	1381043000	Recorded	5S3
376 Watson	1375040000	This property contains a three story modern apartment building.	

<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
383 Watson	1381044000	Recorded	5S3
402 Watson	1394001000	This site has a large modern residential complex designed in the Bay Traditional II style.	
419 Watson	1393023000	Recorded	5S3
424 Watson	1392005000	This site contains a modern apartment complex.	
425 Watson	1393031000	This house replaced an earlier house sometime between 1912 and 1926, and has been substantially altered in the recent past so that it is no longer recognized as a historic building.	
431 Watson	1393029000	This property appears to have been developed in the 1950s and later.	
433 Watson	1393030000	This property is an interior parcel that functions in conjunction with 431 Watson St. to the front.	
434 Watson	1392028000	This site contains a modern apartment complex.	
436 Watson	1392030000	This house, as well as the three houses to the south, were all constructed prior to 1912 as a part of the Underwood subdivision of 1906. They have all been altered substantially and, although they present somewhat of a historic character to the street, do not reflect their original designs. A more intensive level of investigation would be necessary to determine the level of modification they have been subject to in the past.	
442 Watson	1392031000	This house, as well as the two houses to the south and one to the north, were all constructed prior to 1912 as a part of the Underwood subdivision of 1906. They have all been altered substantially and, although they present somewhat of a historic character to the street, do not reflect their original designs. A more intensive level of investigation would be necessary to determine the level of modification they have been subject to in the past.	
443 Watson	1393028000	Recorded	5S3
450 Watson	1392007000	This house, as well as the one house to the south and two to the north, were all constructed prior to 1912 as a part of the Underwood subdivision of 1906. They have all been altered substantially and, although they present somewhat of a historic character to the street, do not reflect their original designs. A more intensive level of investigation would be necessary to determine the level of modification they have been subject to in the past.	
455 Watson	1393027000	This residential complex was constructed after 1962.	
456 Watson	1392008000	This house, as well as the three houses to the north, were all constructed prior to 1912 as a part of the Underwood subdivision of 1906. They have all been altered substantially and, although they present somewhat of a historic character to the street, do not reflect their original designs. A more intensive level of investigation would be necessary to determine the level of modification they have been subject to in the past.	
463 Watson	1393026000	This duplex was built prior to 1962 and expanded at the rear sometime later.	
468 Watson	1392009000	This Spanish Colonial Revival house was built between 1926 and 1936 and has been substantially modified; no longer representing its historic character.	
475 Watson	1393020000	This property contains a Spanish Colonial Revival residence constructed between 1926 and 1936. It is vernacular in design and appears to have lost its original windows, and therefore does not adequately represent its historic character.	
480 Watson	1392010000	This site contains a modern apartment building.	
481 Watson	1393019000	This property contains a contemporary apartment building.	

<i>Property Address</i>	<i>APN Number</i>	<i>Notes</i>	<i>NRHP code</i>
486 Watson	1392011000	This site contains a Minimal Traditional house was was likely constructed shortly after World War II. Window changes has affected its integrity to its original construction.	
487 Watson	1393018000	This pre-1912 cottage has been substantially modified and is no longer representative of its historic character.	
521 Watson	1404002000	Recorded	5S3
524 Watson	1403004000	Recorded	3
531 Watson	1404003000	This property contains a contemporary apartment building.	
538 Watson	1403005000	This property contains a Colonial Revival residence that was constructed prior to 1912. While it is an imposing structure on the street, it appears to have undergone significant remodeling that has had an effect on its integrity and ability to convey its historic character. It warrants a more intensive level investigation to determine what original fabric has been removed and its reversibility.	
551 Watson	1404004000	This property contains a contemporary apartment building.	
571 Watson	1404005000	This property contains a pre-1962 residence that appears to have been remoded.	
574 Watson	1403006000	Recorded	3



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 266 Anita Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 266 Anita Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598280 mE/ 405130 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Anita St. north of Wainwright St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

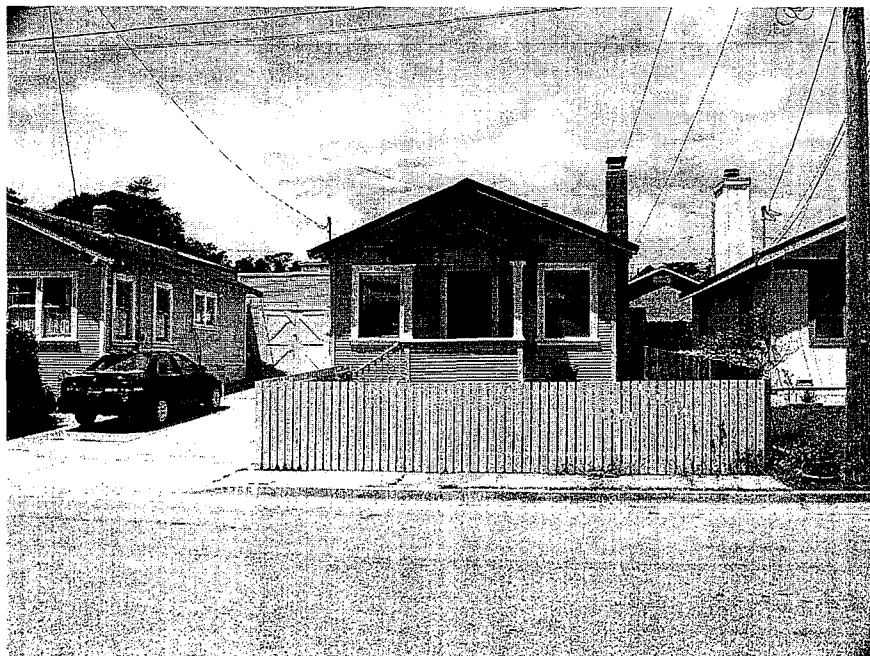
The residence located at 266 Anita St. presently functions as a duplex with the adjacent house at 276 Anita St., although located on two separate parcels and owned separately. Located within the Hartnell Subdivision (Block 70 - later 72), the site was not developed until after 1926 on two vacant lots (Lots 19 and 20). The property is the easterly portion of Lot 20. Two almost identical houses sit adjacent to one another linked together by a two-car garage in the rear of the property. The rear of the property abuts an identical configuration of cottages on Clay Street. It is assumed that these residences were built as a fourplex.

Access to the property was originally via Anita Street which was connected to Monroe Street by a small alleyway called Teresa Street. Sometime after 1926 Teresa was connected to Clay Street and renamed Wainwright St. (-See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1927, Sanborn Maps

\*P7. Owner and Address:

Helen Jaques Morphet Tr

266 Anita St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 266 Anita Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ght Street.

The building at 266 Anita St. is very similar in design to the adjacent building at 276 Anita St. This simple one-story vernacular Craftsman cottage at 266 Anita Street is front gabled with a small protruding front gabled porch. The roof is covered with composition shingles and has a wide unenclosed eave overhang with exposed rafter ends. The gabled roof has a decorative roof vent of interlacing slats under the gable. The exterior wall cladding is tri- bevel wood lap siding. A brick chimney is located on the north eave wall.

Concrete stairs with a simple wood post balustrade lead to the centered front porch. Two posts set on a solid balustrade support the gabled porch. A multi-pane front door provides entrance to the house. The porch is flanked by two one-over-one double hung windows. Fenestration throughout the house is composed of similar wood double hung windows and fixed wood windows.

The property has a small front yard with lawn and is surrounded by wood fence. A two-car garage is located at the rear of the property which serves 276 Anita St. as well. This garage is painted two different colors to correspond to the house which it is associated with. The paint provides a dividing line further defining the two properties.

The property is representative of small vernacular cottages built during the first half of the twentieth century in the Old Town neighborhood to serve the growing population of workers in the fishing and canning industry. The property is in excellent condition and retains a high level of integrity to its original form.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 276 Anita Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 276 Anita Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598295 mE/ 4051461 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Anita St. north of Wainwright St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The residence located at 276 Anita St. presently functions as a duplex with the adjacent house at 266 Anita St., although located on two separate parcels. Located within the Hartnell Subdivision (Block 70 - later 72), the site was not developed until after 1926 on two vacant lots (Lots 19 and 20). This property is the easterly portion of Lot 19. Two almost identical houses sit adjacent to one another linked together by a two-car garage in the rear of the property. The rear of the property abuts an identical configuration of cottages on Clay Street. It is assumed that these residences were built as a fourplex.

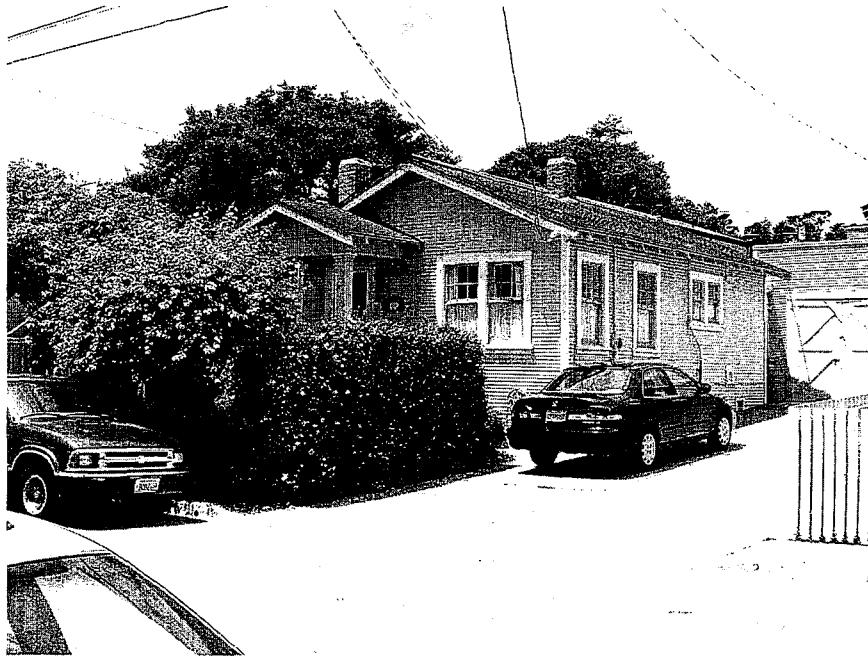
Access to the property was originally via Anita Street which was connected to Monroe Street by a small alleyway called Teresa Street. Sometime after 1926 Teresa was connected to Clay Street and renamed Wainwright Street.

The h- (See Continuation Form-)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1927, Sanborn Maps

\*P7. Owner and Address:

Gertrude D. Hamilton

276 Anita St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 276 Anita Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

uilding at 276 Anita St. is very similar in design to the adjacent building at 266 Anita St. This simple one-story vernacular Craftsman cottage at 276 Anita Street is front gabled with a small protruding front gabled porch. The roof is covered with composition shingles and has a wide unenclosed eave overhang with exposed rafter ends. The gabled roof has a decorative roof vent of interlacing slats under the gable. The exterior wall cladding is tri- bevel wood lap siding. A brick chimney is located on the south eave wall. The two key differences between this building and the adjacent one at 266 Anita St. is the porch location and window configuration.

Concrete stairs with a simple wood post balustrade lead to the front porch. Two posts set on a square post balustrade support the gabled porch. The posts also support a flower box which hangs off of the top railing of the porch. A multi-pane front door provides entrance to the house. Two six-over-one double-hung windows are located adjacent to the porch on the front façade. Remaining fenestration throughout the residence is composed of similar wood double-hung windows and fixed wood windows.

The property has a small front yard with hedges and trees. A two-car garage is located at the rear of the property which serves 266 Anita St. as well. This garage is painted two different colors to correspond to the house which it is associated with. The paint provides a dividing line further defining the two properties.

The property is representative of small vernacular cottages built during the first half of the twentieth century in the Old Town neighborhood to serve the growing population of workers in the fishing and canning industry. The property is in excellent condition and retains a high level of integrity to its original form.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 299 Anita Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 299 Anita Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598317 mE/ 4051418 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Anita St. at Wainwright St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

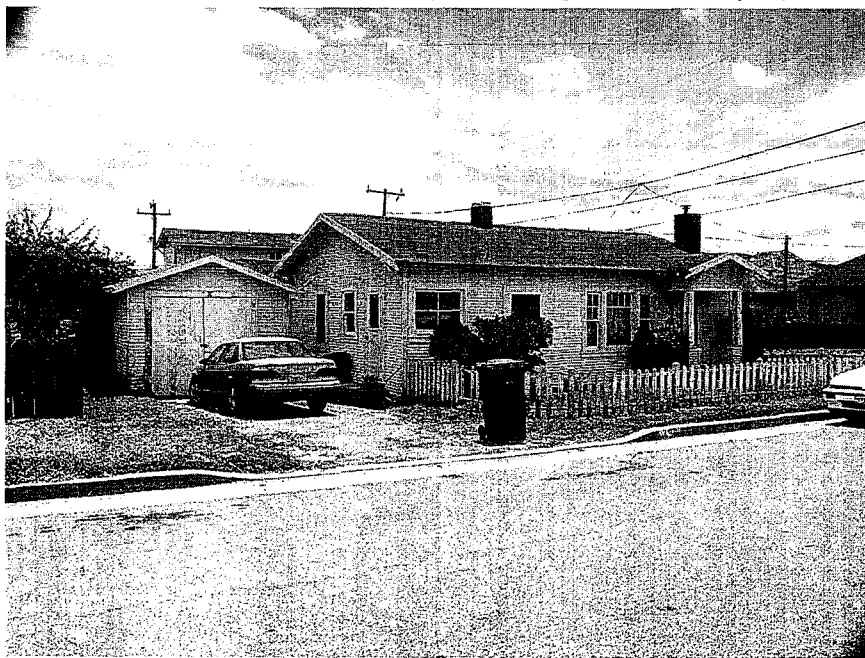
This vernacular one story Craftsman cottage was constructed sometime between 1926 and 1936 on a re-subdivision of Lots 14 and 15 of the Hartnell Subdivision (Block 70 - later 72). The house is side gabled with a small protruding front gabled porch facing Anita Street. The roof is covered with rolled composition roofing and has a wide unenclosed eave overhang with exposed rafter ends. Two triangular knee braces are located along the rake of the gable ends. The exterior wall cladding is dual bevel wood lap siding. A brick chimney is located on the south eave wall and on the ridge of the roof.

A small concrete walkway leads to the small front porch. Two tapered square columns rest on the solid balustrade and support the gabled porch. These square columns are in poor condition. The porch has a multi-pane glazed door which has been painted- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1927, Sanborn Maps

\*P7. Owner and Address:

Jacqueline R. Brun

1 El Caminito

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 299 Anita Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

d. A three-part wood window consisting of a fixed window flanked by two four-over-one double hung windows is located on the front elevation. Other windows on the house include fixed multi-pane windows and one-over-one double wood hung windows.

The property has a small yard with lawn which is surrounded by a white picket fence. A driveway is located at the rear of the property which leads to a one-car garage. The property is in somewhat deteriorated condition, but retains a fairly high level of integrity to its original design. The house is representative of small vernacular cottages built during the first half of the twentieth century in the Old Town neighborhood to serve the growing population of workers in the fishing and canning industry.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 227 Clay Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 227 Clay Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598401 mE/ 4051508 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Clay St. north of Wainwright St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

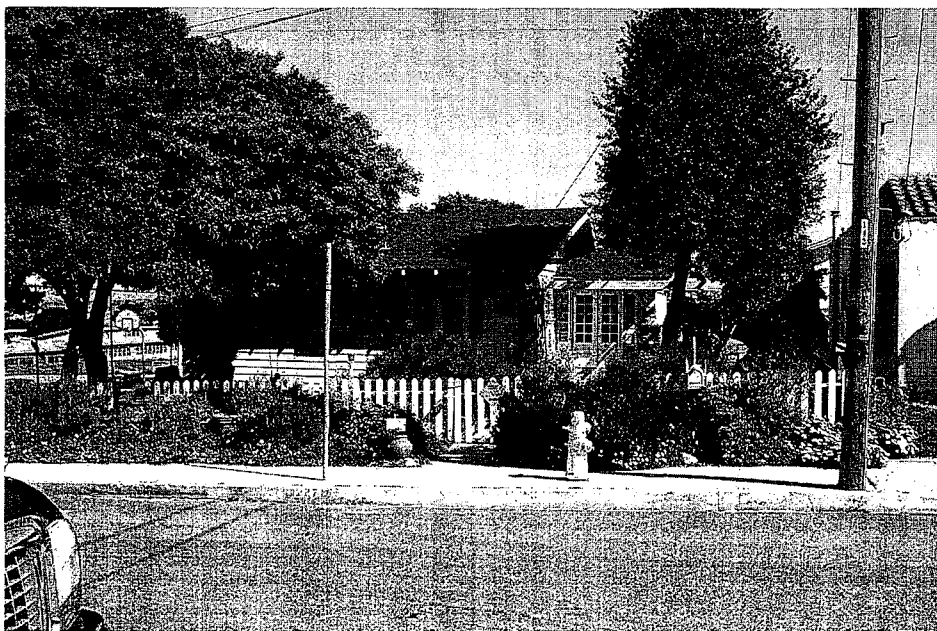
This one-story with Craftsman Bungalow was built between 1912 and 1926 on Lots 27 and 28 of the Hartnell Subdivision (Block 70 - later 72). It has a cross-gabled roof with a protruding side-gabled porch on the front elevation. Located off of the gabled porch is a trellised porte cochere. The porte cochere is anchored across the driveway by large square posts. The moderately sloped roof is covered with composition shingles and has a wide unenclosed eave overhang with exposed rafter ends. Three decorative beams are located along the rake of the gable ends. The side gabled roof has a decorative roof vent of interlacing slats under the gable. The exterior wall cladding is beveled clapboard siding. A brick chimney is located off of the front porch roof and on the ridge of the roof.

Entrance to the house is via a short run of steps leading - (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1920, Sanborn Maps

\*P7. Owner and Address:

Ventura Perez

300 Herrmann Dr.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 227 Clay Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

to the front porch. Two slightly tapered square columns with brackets resting on a brick column base support the porch roof. These columns also support the porte cochere beams. Entry to the house is via a multi-pane French door with multi-pane sidelights. A large fixed multi-pane window is located on the front porch. On the front façade are three two-part two-pane casement windows. A smaller matching window is also located on the front facade. The windows are surrounded by decorative shutters. A shed roofed enclosed porch on the north elevation also contains these same windows. Remaining fenestration on the residence is similar casement windows and fixed windows.

The property has a nicely landscaped front yard which is surrounded by a white picket fence. It has a large rear yard with a garage that has access off of Anita Street. The property appears in excellent condition, and retains a fairly high level of integrity to its original design. The house is representative of small Craftsman Bungalows constructed during the early development period of the Old Town neighborhood, and is distinctive in its Craftsman detailing.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 233 Clay Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 233 Clay Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598254 mE/ 4051464 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Clay St. north of Wainwright St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

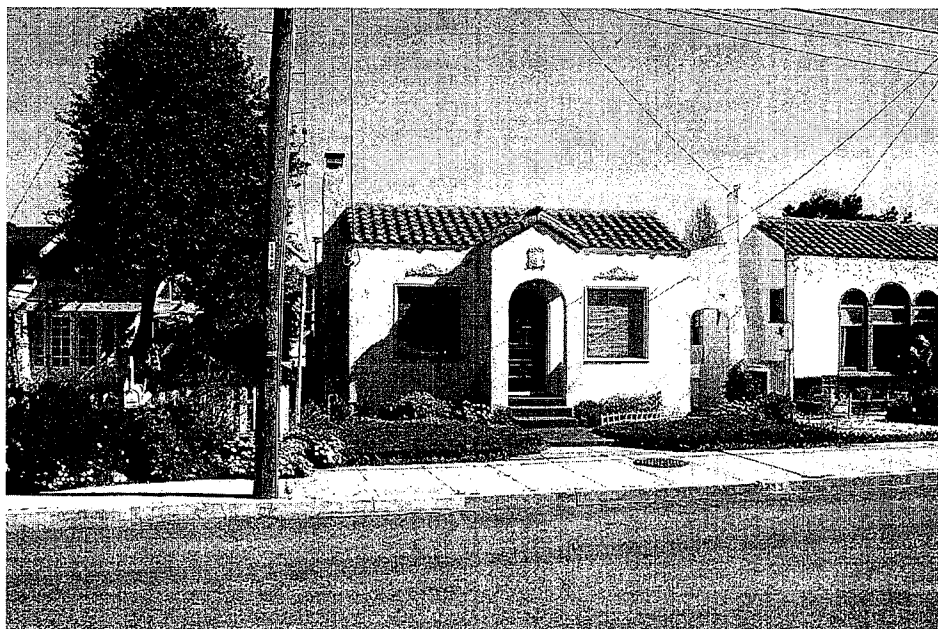
This one-story Spanish Colonial Revival residence was built sometime between 1926 and 1936 on Lot 2526 of the Hartnell Subdivision (Block 70 - later 72). A similar house was built to the immediate south at 241 Clay St. A side gabled house at the front, it has a flat built-up roof in the rear over most of its rectangular shape. The front pitched roof is covered with Spanish roof tiles, and a protruding front gabled roof entryway sits prominently on the front façade. The building is sheathed in troweled stucco. To the south of the front entryway is an arcaded wing wall. An exterior stucco chimney is located on the north wall.

Access to the house is via three concrete steps which lead arched entryway. The arched entryway is covered with roof tiles. A large medallion shield sits above the arch, and two additional medallions are located ab- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1930, Sanborn Maps

\*P7. Owner and Address:

Francis Murray

233 Clay St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 233 Clay Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ove the front windows. Entry to the house is via an arched wood door which appears original to the building. Fixed focal windows are located on the front elevation on both sides of the entry.

Bricks surround the front yard which is covered with lawn and small shrubs. A side path to the south of the house provides access to the rear of the house, and the garage is accessed from Anita Street.

The property is in good condition and retains a fairly high level of integrity to its original design. The house is representative of small vernacular cottages built during the first half of the twentieth century in the Old Town neighborhood, and is consistent with the prevalent use of the Spanish Colonial Revival style during the period around 1930.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 241 Clay Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 241 Clay Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598274 mE/ 4051484 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Clay St. north of Wainwright St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

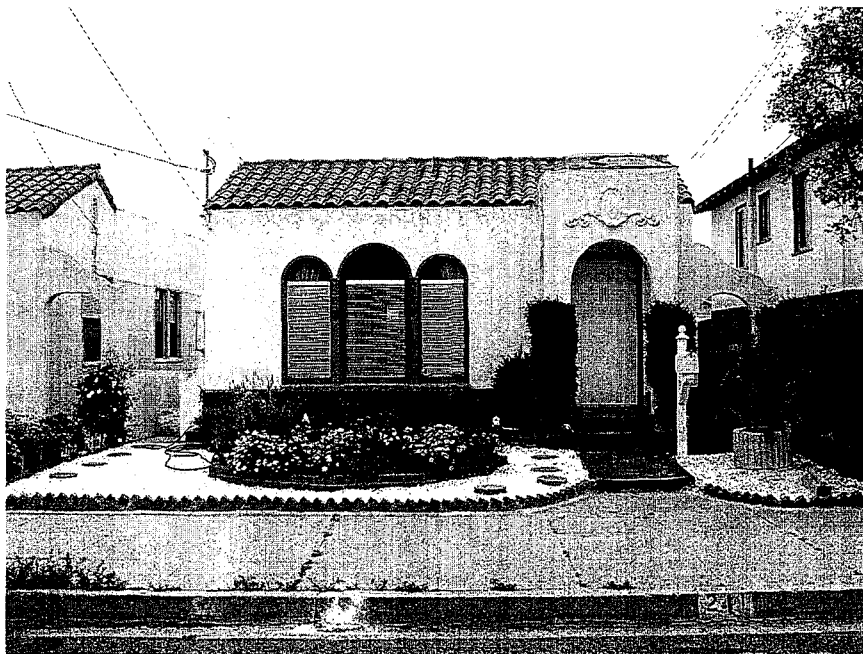
This one-story Spanish Colonial Revival residence was built sometime between 1926 and 1936 on Lot 25 of the Hartnell Subdivision (Block 70 - later 72). A similar house was built to the immediate north at 231 Clay St. A side gabled house at the front, it has a flat built-up roof in the rear over most of its rectangular shape. The front pitched roof is covered with Spanish roof tiles, and a protruding hipped roof entryway sits prominently on the front facade. The building is sheathed in troweled stucco. To the south of the front entryway is an arcaded wing wall. An exterior stucco chimney is located on the north wall.

Access to the house is via two concrete steps which lead arched entryway. The arched entryway was most likely covered with roof tiles but it now uncovered. A large medallion shield sits above the arch. Entry to the house is - (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

ca1930, Sanborn Maps

\*P7. Owner and Address:

Maria C. Grindstaff

166 Seeno St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 241 Clay Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

s via a wood door with a wood grate over the small window, which appears original to the building. A Palladian fixed focal window is located on the front elevation. Below these windows is a short brick veneer wainscot. The remaining fenestration on the residence is wood fixed windows and new double-hung replacement windows.

Bricks surround the front yard which is covered with small white rocks. A large circular brick planter contains the yards flowers. A short brick wall lines the front façade where flowers have been planted. A side path to the south of the house provides access to the rear of the house, and the garage is accessed from Anita Street.

The property is in good condition and retains a fairly high level of integrity to its original design. The house is representative of small vernacular cottages built during the first half of the twentieth century in the Old Town neighborhood, and is consistent with the prevalent use of the Spanish Colonial Revival style during the period around 1930.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 267 Clay Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 267 Clay Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598276 mE/ 4051463 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Clay St. north of Wainwright St.

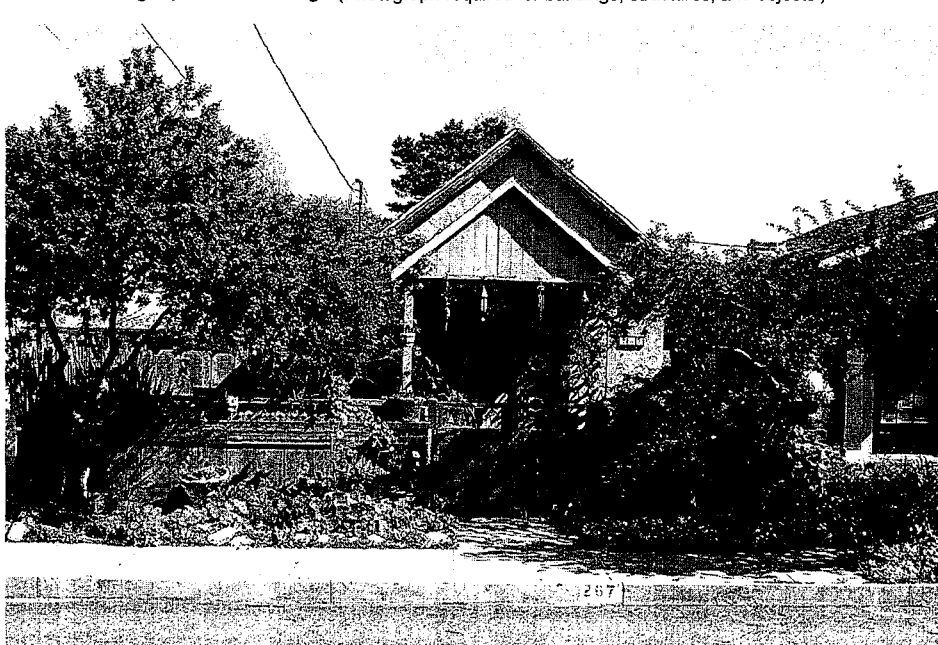
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This small vernacular cottage, one story in height, has Gothic Revival characteristics due to the steeply pitched roofline and symmetrical front gable. The house is narrow and deep, and a centered front porch projects out from the building mass with a matching gable roof that is set below the dominate roof gable above. The house has been substantially modified with changes (or recovering) of the cladding, and appears to have modified fenestration. Although having a low level of integrity to its original historic image, it remains one of the earliest buildings within the Hartnell Subdivision of 1901 (Lot 21 of block 70 - later 72). The resource warrants further intensive level investigation to evaluate the degree of original building fabric that remains on the property.

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1905

\*P7. Owner and Address:

Mary R. Lent

267 Clay St.

Monterey, CA 93940

\*P8. Recorded by:

Leslie Dill

Architectural Historian

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 273 Clay Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 273 Clay Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598205 mE/ 4051464 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Clay St. north of Wainwright St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

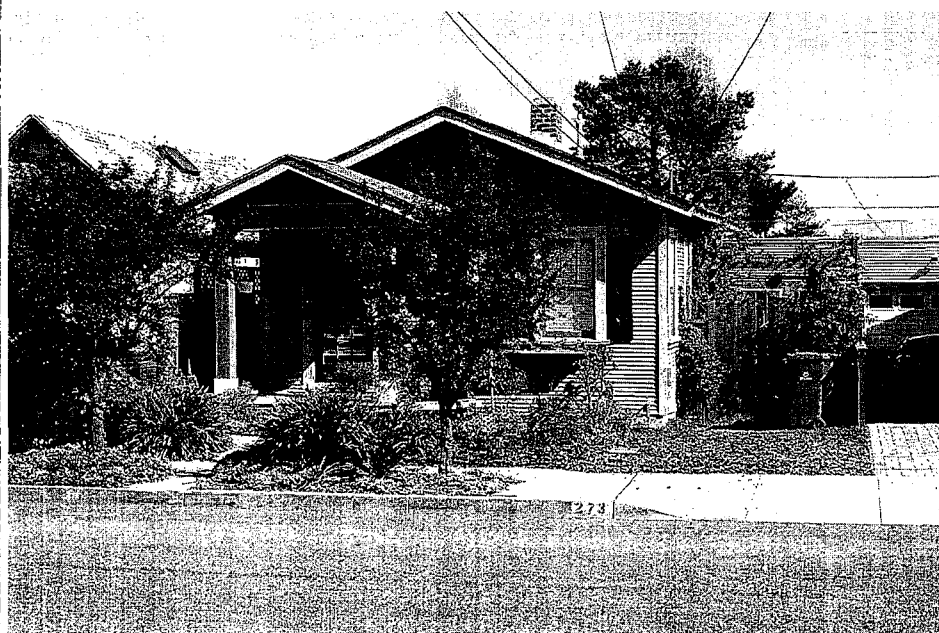
The residence located at 273 Clay St. presently functions as a duplex with the adjacent house at 281 Clay St. although located on two separate parcels. Located within the Hartnell Subdivision (Block 70 - later 72), the site was not developed until after 1926 on two vacant lots (Lots 19 and 20). The property is the westerly portion of Lot 20. Two almost identical houses sit adjacent to one another linked together by a two-car garage in the rear of the property. The rear of the property abuts an identical configuration of cottages on Anita Street. It is assumed that these residences were built as a fourplex.

This vernacular one-story Craftsman cottage located at 273 Clay St. is front gabled with a small protruding front gabled porch. The roof is covered with composition shingles and has a wide unenclosed eave overhang with exposed rafters. (See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1927, Sanborn Maps

\*P7. Owner and Address:

Victoria A. Van Deventer

273 Clay Street

Monterey, CA 94940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 273 Clay Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

r ends. The gabled roof has a decorative roof vent of interlacing slats under the gable. The exterior wall cladding is tri-bevel wood lap siding. A brick chimney is located at the roof ridge.

Entrance to the residence is via a small gabled porch. Two posts support the gabled porch. A multi-pane front door provides entrance to the house. Two three-over-one double hung windows are located adjacent to the porch on the front façade. These windows have decorative shutters surrounding the windows. Remaining fenestration throughout the residence is composed of similar double-hung wood windows and fixed wood windows.

The property has a small front yard with lawn and shrubs. A single-car garage is located at the rear of the property which adjoins another single-car garage which serves 281 Clay St. This garage is painted two different colors to correspond to the house with which it is associated. The paint provides a dividing line further defining the duplex.

The property is representative of small vernacular cottages built during the first half of the twentieth century in the Old Town neighborhood to serve the growing population of workers in the fishing and canning industry. The property is in excellent condition and retains a high level of integrity to its original form.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 281 Clay Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 281 Clay Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598200 mE/ 4051460 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Clay St. north of Wainwright St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

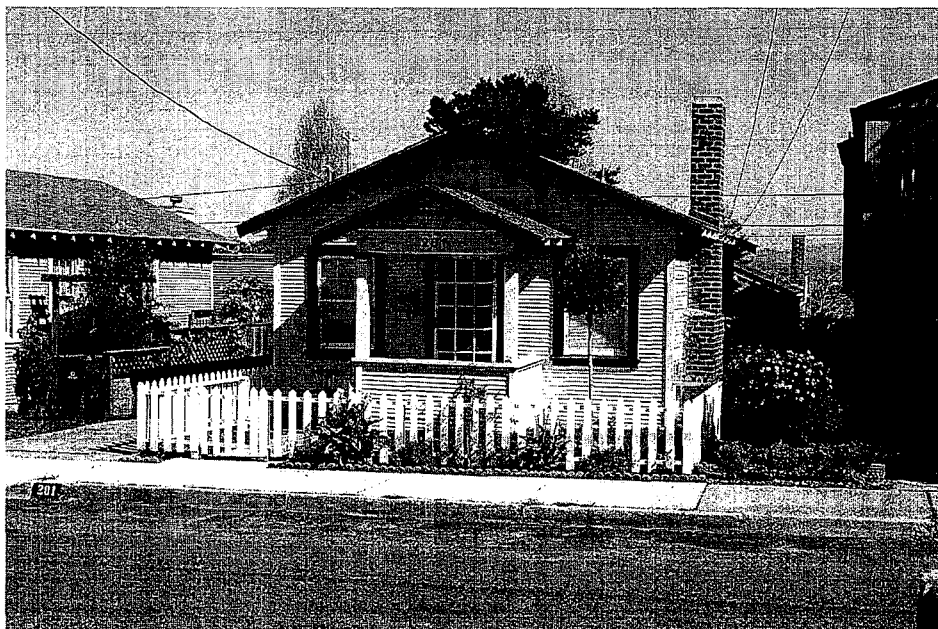
The residence located at 281 Clay St. presently functions as a duplex with the adjacent house at 279 Clay St. although located on two separate parcels. Located within the Hartnell Subdivision (Block 70 - later 72), the site was not developed until after 1926 on two vacant lots (Lots 19 and 20). The property is the westerly portion of Lot 19. Two almost identical houses sit adjacent to one another linked together by a two-car garage in the rear of the property. The rear of the property abuts an identical configuration of cottages on Anita Street. It is assumed that these residences were built as a fourplex.

The cottage is front gabled with a small protruding front gabled porch. The roof is covered with composition shingles and has a wide unenclosed eave overhang with exposed rafter ends. The gabled roof has a decorative roof vent of in- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1927, Sanborn Maps

\*P7. Owner and Address:

Antoine G. & Christine L. Crivello

310 Virgin St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 281 Clay Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

terlacing slats under the gable. The exterior wall cladding is tri-bevel wood lap siding. A brick chimney is located on the south wall. The two key differences between this property and the one to the north is the porch location and window configuration.

Two posts set on a solid balustrade support the gabled porch entrance. A multi-pane front door provides entrance to the house. The porch is a flanked by two six-over-one double hung windows. Fenestration throughout the house is composed of similar wood double-hung windows and fixed wood windows.

The property has a small front yard with lawn which is surrounded by a white picket fence. A single-car garage is located at the rear of the property which adjoins another single-car garage which serves 279 Clay St. This garage is painted two different colors to correspond to the house with which it is associated. The paint provides a dividing line further defining the duplex.

The property is representative of small vernacular cottages built during the first half of the twentieth century in the Old Town neighborhood to serve the growing population of workers in the fishing and canning industry. The property is in excellent condition and retains a high level of integrity to its original form.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 383 Clay Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 383 Clay Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598225 mE/ 4051293 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Clay St. between Franklin and Hellam Sts. Wainwright St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

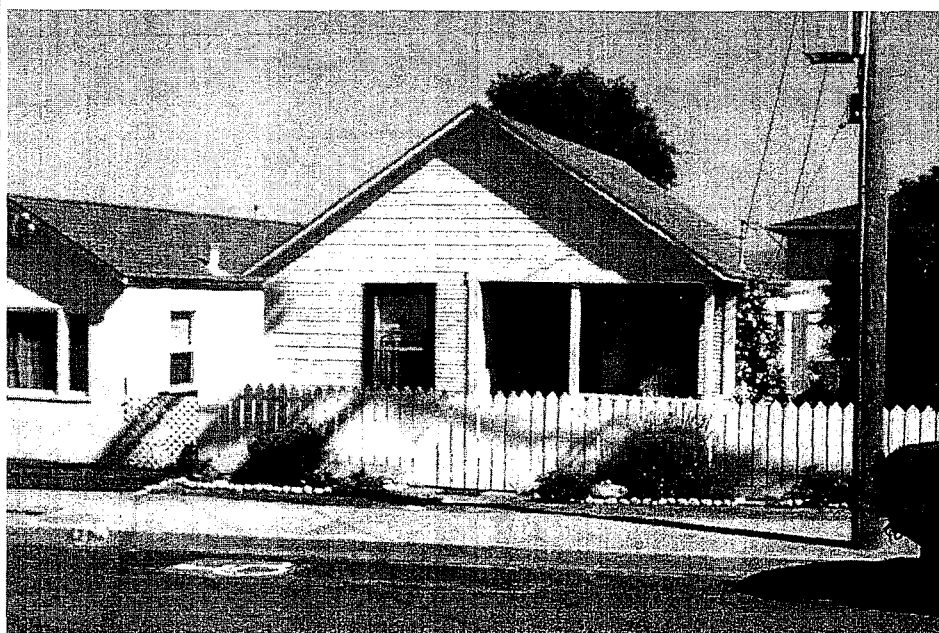
This small vernacular house lacks a specific style label, but reflects early development of the Hartnell Subdivision, constructed sometime before 1912. It is located on the rear portion of Lot 1 (Block 70). By 1912, the building to the south at the corner had already been constructed and had a separate parcel, and this house (identified as 383 Clay St., was connected to Lot 2 to the east. At a later time Lot 2 was separated from this parcel with the rear portion of that lot merged into the small portion of land that contained the house.

The house is a simple rectangle in footprint with an offset porch tucked under the roof set off by unadorned 4x4 wood posts. It is front and rear gabled with a fairly steeply pitched roof, and the rear has an additional porch located at the southeast corner of the building. The north elevation sits on - (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1908, Sanborn Maps

\*P7. Owner and Address:

Rose Marie Smith Ansel Tr

520 Dutra St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 383 Clay Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

the property line. The roofing is composition shingles, and the siding consists of tri-beveled drop siding, indicating a post 1900 construction date. The siding rises from ground to roof without articulation. Fenestration consists of one over one, double-hung windows and the windows and building edges are trimmed with large flat boards.

The front yard is framed by a wood picket fence, and the site is landscaped with small shrubs. Although the house has had some minor modifications, it is representative of early development of the Hartnell Subdivision, one of the earliest in the Old Town neighborhood.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 443 Clay Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 443 Clay Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598298 mE/ 401163 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Clay St. between Jefferson and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Minimal Traditional style residence was built in the 1940s on Block 69 which had originally been parceled in 1906 as the Mack Subdivision. The northerly portion of this subdivision underwent a reconfiguration sometime at mid-century, and this lot was created just north of Lot 17. The two houses to the north of this property appear to have been built a little later, perhaps in the 1950s.

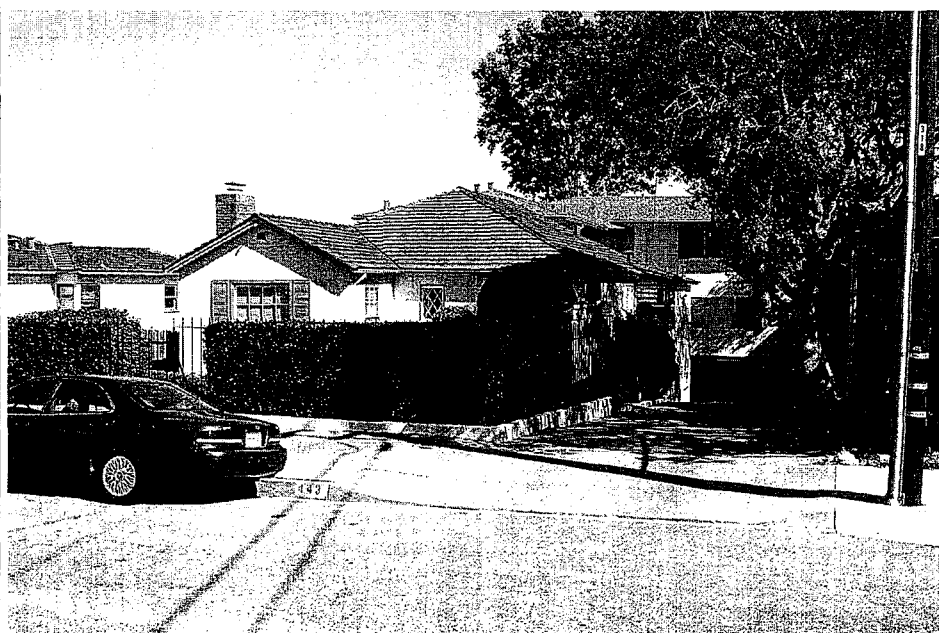
The stucco covered house has a hipped roof with a front facing gable. The roof is sheathed with wood shingles and has a slight eave overhang. An exterior brick chimney is located on the eave wall on the north elevation.

Entry to the house is by a recessed front porch. A concrete path leads to the front porch. On the porch, three posts with curved brackets create the sense of an arched entryway. A paneled wood door provides entrance. (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1945, Sanborn Maps

\*P7. Owner and Address:

Anthony J. & Natalie Trustees

69 Alta Mesa Cir.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 443 Clay Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

e to the house. A six-over-six double hung wood window is located adjacent to the front door. A diamond-pattern fixed window is located next to the front porch. In the front facing gable is a large multi-pane fixed focal window. Two decorative shutters surround this window. A small rectangular vent is located above the focal window. The remaining windows on the residence are six-over-six double hung wood windows.

A high black contemporary metal fence which sits on a short concrete wall surrounds the yard. The yard is simply landscaped with small and large hedges. A large apartment complex is located in the rear of the residence. This apartment complex is painted to compliment the residence, and although of contemporary materials, does not distract from the historic character of the house at the front. A driveway is located to the south of the residence which provides access to the apartment complex.

The house is a distinctive representation of its period during the 1940s just before the local economy based on the sardine fishing industry went into decline. The densification of the property with the addition of the apartment building to the rear is consistent with the development pattern in the Old Town neighborhood during the later part of the twentieth century.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 451 Clay Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 451 Clay Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598295 mE/ 4051114 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Clay St. between Jefferson and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Craftsman Bungalow was constructed on Lot 17 of the 1906 Mack Subdivision (Block 69). It was built sometime between 1912 and 1926. and originally sat on a parcel consisting of four lots.

The building is cross-gabled with a partially enclosed front gabled porch on the front elevation. A trellised porte cochere is located on the south side of the house partially covering the driveway. The porte cochere is anchored across the driveway by stuccoed square columns. The roof is covered with composition shingles and has a wide unenclosed eave overhang. Three decorative roof beams are located along the rake of the gable end. The exterior wall cladding is beveled clapboard wood siding. A brick chimney is located on the north eave wall.

Entrance to the house is via the driveway which leads to the front porch. A new porch entr- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1920, Sanborn Maps

\*P7. Owner and Address:

Mary Lew McCord

PO Box 2721

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 451 Clay Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ance which is sheathed in stucco has been added. The new entry consists of a partially enclosed porch with a multi-pane window suspended from the porch ceiling. Above the window are two of the decorative roof beams. A French door with multi-pane sidelights provides entry to the residence. Windows on the house consist of multi-pane casement wood windows and fixed windows with multi-pane transoms.

The property has a landscaped front yard which is partially surrounded by a short brick wall and a stone wall. A driveway is located to the south of the residence which provides access to the house and to the single-car garage at the rear of the property.

The property is in good condition and maintains a high level of integrity to its original design, even though the front porch has been modified somewhat. It is one of a number of Craftsman Bungalows constructed early in the history of development of the Old Town neighborhood, and continues to represent that period of development today.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 457 Clay Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 457 Clay Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598282 mE/ 4051076 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Clay St. between Jefferson and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

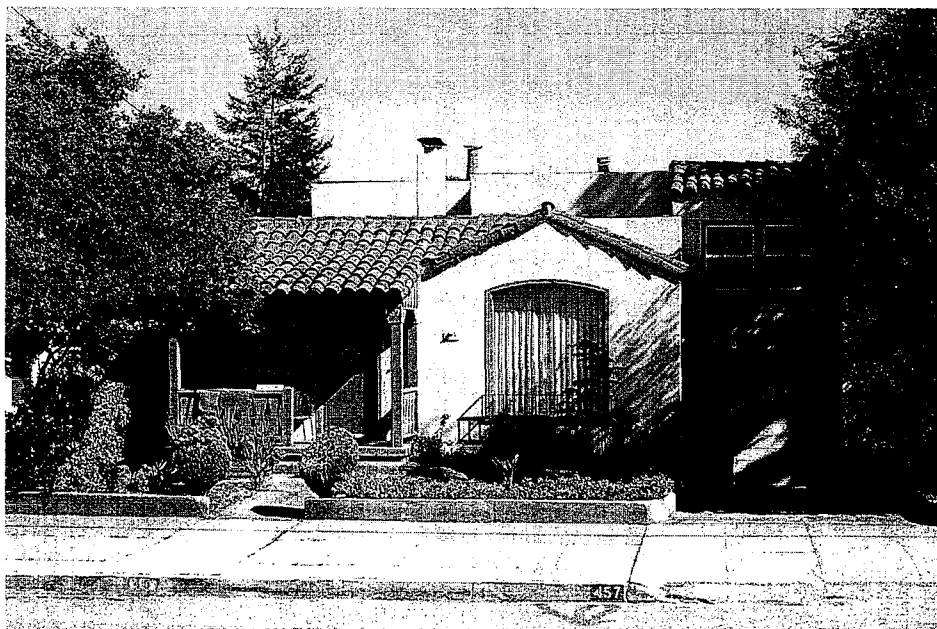
This one-story Spanish Colonial Revival house was built sometime after 1936 on Lot 15 of the 1906 Mack Subdivision (Block 69). The original house is cross gabled with a shed roofed porch. A two-story addition was added to the rear of the building after 1962. This addition is flat roofed with a small shed roof over windows on the second story. The house is sheathed in stucco. The roof is covered with Spanish roof tiles. A stucco chimney is located at the ridge of the roof.

Access to the house is via a small porch with a decorative balustrade and corbelled wood post supporting the roof. A wood door that appears original to the house has a small window. A small fixed window with a wood grille is located adjacent to the front door. The protruding front facing gable has a flattened arched fixed focal window. The two-story addition has t- (-See Continuation Form-)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1937, Sanborn Maps

\*P7. Owner and Address:

Grace Liu Tr

457 Clay St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 457 Clay Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

wo contemporary double-hung windows above the garage. The remaining windows on the residence are aluminum sliding windows.

A short concrete wall encloses a simply landscaped small front yard. The driveway is located to the south of the residence which provides access to the garage underneath the addition.

The property is in good condition and consistent with the later historical period of development of the Old Town neighborhood, designed in the popular Spanish Colonial style used in the area during the 1930s. Although the building has been expanded and some modifications done to original materials, it mains a strong sense of its original design, and the changes have been sensitive to the historic appearance from the public right-of-way.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 465 Clay Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 465 Clay Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598278 mE/ 4051066 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Clay St. between Jefferson and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story stucco house was built in the Monterey Colonial style with English Colonial details. It is located on Lots 11 and 13 of the 1906 Mack Subdivision, and was constructed sometime after 1936. This side gabled house has a cantilevered second story balcony which is covered by the principal roof. The roof is covered in wood shingles. A stucco chimney is located on the north wall.

Entrance to the house is via a stone brick walkway which leads to the front door. The front door surround as well as the window surrounds are of simple Colonial forms. A small recessed entry surrounded by decorative metal leads to the paneled front door. To the south of the front door is an octagonal multi-pane fixed window. On either side of the front entry are two sets of French doors which open to a small patio. The patio is enclosed by a stucco wa- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1937, Sanborn Maps

\*P7. Owner and Address:

Mary N. Zweig

465 Clay St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 465 Clay Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

Il with brick coping. The French doors, along with the other doors and windows on the front elevation, are surrounded by large decorative shutters. The balcony on the second story has six square wood posts which support the balcony roof. A square post balustrade in a decorative pattern encloses the balcony. The door configuration is identical to the first story but the second story has a vertical two-over-two double-hung wood window in place of the front door. The remaining fenestration on the house is various sized vertical two-over-two double-hung wood windows.

Entry to the property from the street is defined by two square stucco piers with brick coping. A white picket fence surrounds the house. Two long hedges are located along side the brick walkway which leads to the front of the house. A few large trees are located in the mostly barren front yard. To the rear of the property is a garage which appears to be original to the building.

The building is reflective of an important style to Monterey, California versions of this revival style had origins in the late adobe architecture of Monterey and California's rancho system of the Mexican Period. This particular revival house is well detailed to conform to the style, and is one of the few found in the Old Town Neighborhood. It has a high degree of integrity to its original design and contributes to the setting of the neighborhood



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 479 Clay Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 479 Clay Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598274 mE/ 4051059 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Clay St. between Jefferson and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Craftsman Bungalow was built on Lot 9 of the 1906 Mack Subdivision (Block 69) sometime between 1912 and 1926. The residential on the property was increased after 1962 with the addition of an apartment building at the rear of the house.

The Craftsman house is characterized by a front facing low-pitched gable on the front facade with a protruding gabled porch on the south elevation. Located to the side of the gabled porch is a trellised porte cochere. The porte cochere is anchored across the driveway by two square tapered columns on brick piers. The roof is covered with rolled composition roofing and has a wide unenclosed eave overhang with exposed rafter ends. Five exposed roof beams are located along the rake of the gable end. The front gabled roof has a decorative roof vent of interlacing slats under the gable. The ex- (-See Continuation Form-)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

ca1920, Sanborn Maps

\*P7. Owner and Address:

Frank H. & Gloria Mercurio

543 Monroe St.

Monterey, CA 93940

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 479 Clay Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

terior wall cladding is stucco. A stucco chimney is located on the south eave wall.

Entrance to the house is via the driveway and a short run of steps which lead to the front porch. Two slightly tapered square columns with brackets on the top support the porch roof. The short square columns sit on the solid balustrade. Entry to the house is via a paneled door. On the front façade is a large three-part multi-pane window. A new modern retrofit three-part window is located adjacent to the large multi-pane window. This window consists of one one-over-one double hung window surrounded by two thin fixed windows. Adjacent to the porch are similar three-part windows. Remaining fenestration on the residence is similar double hung and fixed windows.

The property has a front yard surrounded by a short brick wall. A driveway is located to the south of the residence which provides access to the house and to the new apartments in the rear of the property. This apartment complex, although constructed of dissimilar materials and shapes has been painted to match the house, and due to its articulation and woodwork complements the house in scale and texture.

The property is in good condition and maintains a high level of integrity to its original design, even though it has been expanded to the rear and some building components replaced with modern units. It is one of a number of Craftsman Bungalows constructed early in the history of development of the Old Town neighborhood, and continues to represent that period of development in its current configuration.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3CS

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 530 Franklin Street

P1. Other Identifier Roderick House

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 530 Franklin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598590 mE/ 4051176 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

North side of Franklin St. between Van Buren and Larkin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property was previously recorded by Kent Seavey on 4/20/2004. The DPR523 forms are on file at the City of Monterey. It is presently listed with the city as a local historic resource.

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1911, Sanborn Maps

\*P7. Owner and Address:

Juliet J. Carter Tr

530 Franklin St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1 \*Resource Name or #: (Assigned by Recorder) 541 Franklin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 541 Franklin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598569 mE/ 4051141 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

South side of Franklin St. between Van Buren and Larkin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

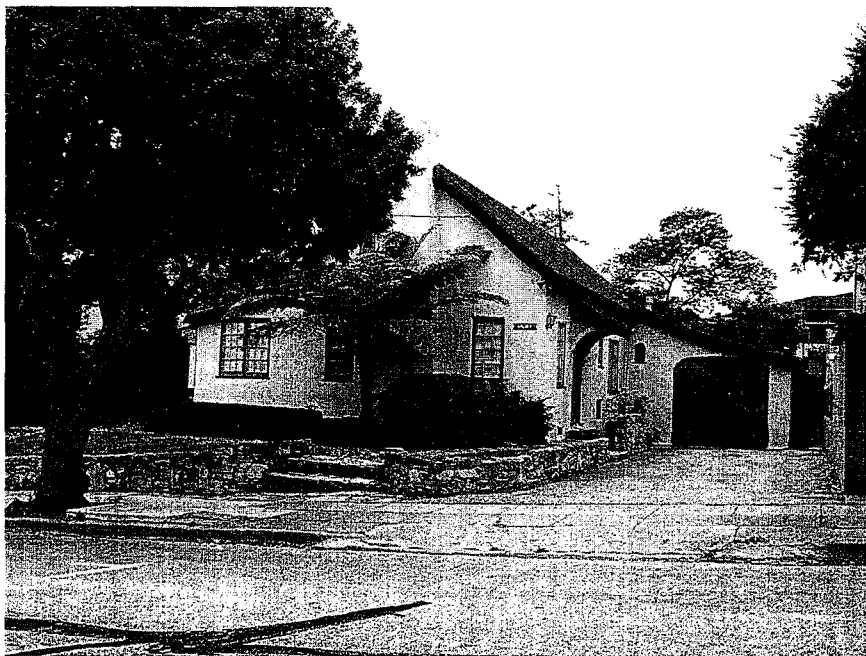
This house is a pre-1926 English Tudor Revival residence that was built on the rear portion of Lot 18 of Block 56. It has a front gabled roof and shed extension on the left side of the façade. The roofing is composition shingles and has been rolled at the edges to replicate what was probably shingle roofing on the original. The front façade is dominated by a large stucco chimney that is blended into the stucco cladding of the building. The entry is to the right along the driveway which leads to an attached garage with a shed roof. The garage has two doors within a rounded opening and metal strap hinges. Fenestration consists of multi-pane casement and fixed windows.

The front yard is framed with low Monterey Shale walls which continue into the site along the driveway. Landscaping is of the formal English style and is in excellent condition. (See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca 1926, Sanborn Maps

\*P7. Owner and Address:

Douglas A. Reid

1029 Cecil Way

Modesto, CA 95359

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 541 Franklin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

dition, as is the building.

The property is unique in the Old Town Neighborhood; a distinct Revival design that is more common in the nearby Carmel area. It contributes to the diversity of styles found in the Old Town Neighborhood as it developed during the first half of the twentieth Century.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 560 Franklin Street

P1. Other Identifier: None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 560 Franklin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598564 mE/ 4051188 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

North side of Franklin St. between Van Buren and Larkin Sts.

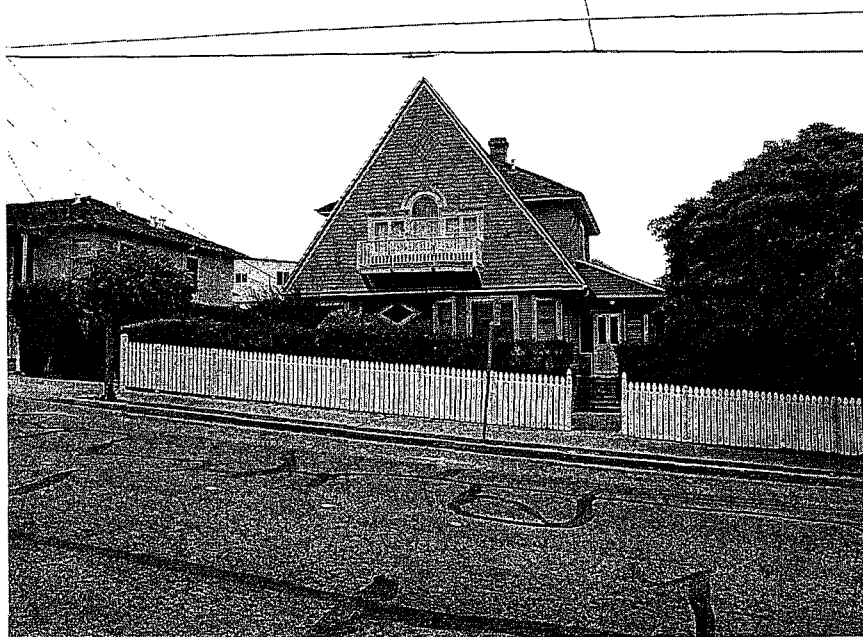
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story house at 560 Franklin Street was built between 1905 and 1912 portions of Lots 2 and 3 of the 1898 Rodricks Subdivision. It is a Shingle-style residence with the oversized roof proportions interspersed with asymmetrical projecting and receding features and mixture of siding materials, which are typical of the style. The residence has a moderately steeply pitched front-gable roof with a cantilevered main front gable. Under the gable are a bay window, a horizontal-diamond accent window, and a square bay; centered within the shingled gable end is a Palladian window. This window includes an arched one-over-four center, double-hung unit flanked by paired 1x2-lite casements; the hood trim has a dense, small dentil pattern. Above the Palladian window is a large diamond-shaped shingle pattern formed of diamond shingles that align w- (-- See Continuation Form--)

\*P3b. Resource Attributes: (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca 1907, Sanborn Maps

\*P7. Owner and Address:

Eugene & Alex Kozei

2350 Fm 195

Paris, TX 75462

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 560 Franklin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ith the remaining shingle reveal. Hipped-roofed dormers are located on both sides of the main roof; the roof has deep, boxed eaves and is covered with composition shingles.

The entry porch is offset to the side of the house with its own, projecting, shed roof; it has been enclosed with horizontal multi-pane windows that suggest the 1940s. A simple square post supports the corner of the porch. One-over-one, double-hung wood windows are typical for this house, including the three windows at the angled bay and the dormer windows.

Although the prominent gable is clad in wood shingles, the main body of the house is clad in tri-beveled drop siding and V-groove wood siding is located below the water table. A corbelled brick chimney is located at the roof ridge.

Franklin Street slopes across the face of the property; the entrance is raised above the lower part of the street and the pony wall is approximately level with the sidewalk at the upper (west) corner. The house has a picket fence, and wood steps lead to the front porch.

The building is in excellent condition and has expanded to the rear in recent times. It is a distinctive structure in the Old Town Neighborhood, appearing early during its development history.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 632 Franklin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 632 Franklin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598444 mE/ 4051212 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

North side of Franklin St. between Larkin and Watson Sts.

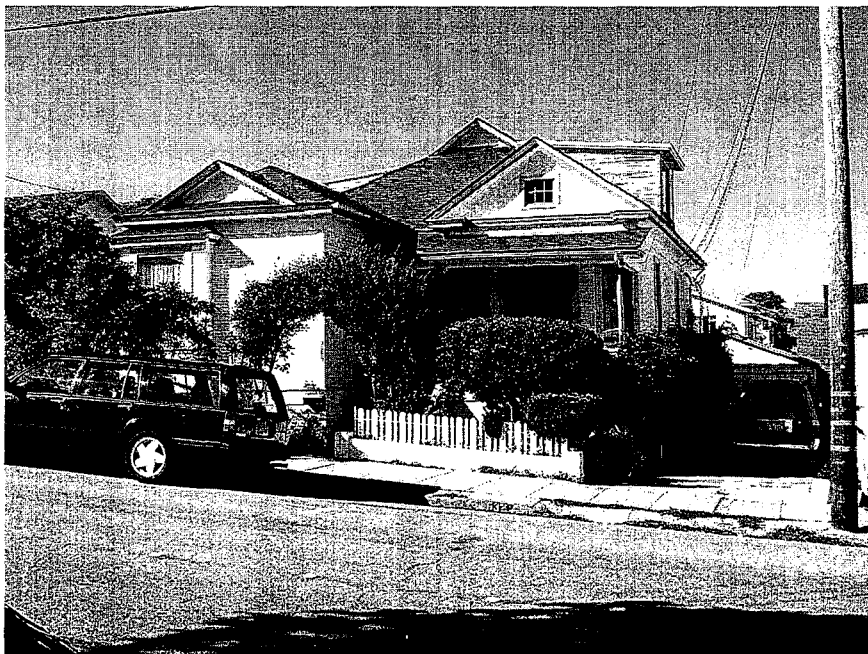
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-and-one-half-story house at 682 Franklin Street was built as a one-story house between 1905 and 1912 on the 1906 Alexander Subdivision of the south portion of Block 58. It is an asymmetrical Neoclassical Revival residence with an unusual, deeply projecting front wing that was part of the house before 1912 and may be original to the house. The residence has a moderately pitched gabled-hip roof with two front pediment dormers and a small ridge gable. One of the pediments is centered above the front, projecting wing; the other is to the side of the main hip, centered above an angled bay window and projecting above the shed porch roof. The pediments and the high gable are clad in fish-scale shingles, and the bay-window gable has a centered 3x2-lite ventilation window. Shed-roof dormers are located on both sides of the main roof; this-- (See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1908, Sanborn Maps

\*P7. Owner and Address:

Michael L. Graham

102 Millhaven Pl

San Jose, CA 95111

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 632 Franklin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

s half story does not appear original, as the siding, roof form, and windows look like recent additions. The roof has shallow, boxed eaves with a trim reveal at the roof gables, and is covered with composition shingles.

The house includes a cantilevered square corner bay window projecting from the front wing, as well as the angled bay window under behind the porch and recessed beneath the roof gable. The angled bay has a wide one-over-one, double-hung window flanked by narrower one-over-one, double-hung windows. The square bay has its own low, hipped rooflet. The body of the house is clad in tri-beveled drop siding with a wide apron band at floor level and a wide frieze band at the eaves. A pair of Neoclassical-Revival columns rest on the sided porch balustrade and support the boxed porch beam. The entry stairs to the raised porch are wood.

Franklin Street slopes across the width of the property; the house is raised on a pony wall above the height of the street, and a low concrete retaining wall borders the sidewalk. A driveway passes by the east side of the house, leading to a detached garage at the rear of the property. The house is in good condition, and, although the new upper floor is not of the same quality as the original house, the added story is compatible with the original design. It is a distinctive structure in the Old Town Neighborhood, appearing early during its development history.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 698 Franklin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 698 0 Franklin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598420 mE/ 4051216 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

North east corner of Franklin and Watson Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

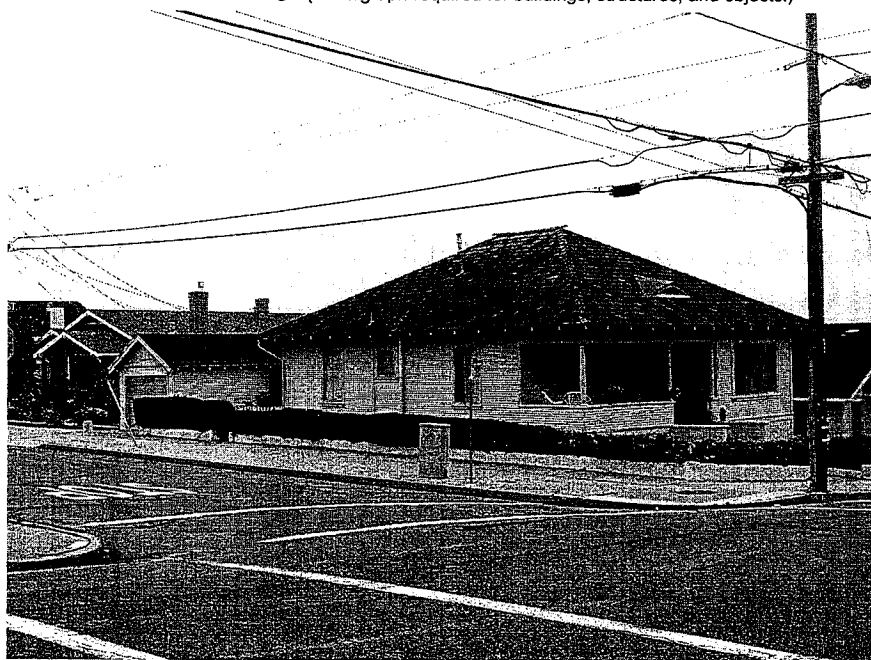
This one-story Neoclassical cottage, at the northeast corner of Franklin and Watson Streets, was built in the early 1900s before 1912 in the 1906 Alexander Subdivision of Block 58. The residence has a hipped roof and a centered, front, four-lite eyebrow dormer covered only by what appears to be exposed roof sheathing. The main roof is covered with wood shakes and features moderately deep eaves with exposed rafter tails. The roof covers an asymmetrical floor plan, with a deep and wide recessed porch at the outside (southwest) corner and a flat front wall face to the east. The house does not have the typical bay window, but has a large focal window that has replacement sash. The residence, including the solid porch balustrade, is clad in tri-beveled drop siding.

A pair of round columns flank the front porch entry, and a third column su- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

ca1908, Sanborn Maps

\*P7. Owner and Address:

Nancy J. Selfridge

no address listed in assessors list

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI, #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 698 Franklin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ports the corner of the roof. A recently stone-tiled path and steps lead to the raised, tiled front porch. The steps are enclosed by side walls the height of the house floor. Cellar windows are evident beneath the watertable, and the siding is V-groove at this lower pony wall. A replacement door has replaced the original front door. The fenestration has been replaced throughout the building; however, aluminum sash has been added to the original openings that still retain their original flat-board trim.

The property is surrounded by a low concrete retaining wall with low corner pillars. A driveway is located north of the residence, leading from Watson Street to a one-car detached garage that is original to the house.

The house is in good condition with most of its historic integrity intact although the loss of original window sash distracts from the historical character of the building. It is a rare house from the early twentieth century in the Old Town Neighborhood when it first began to development.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 702 Franklin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 702 Franklin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598397 mE/ 4051212 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

North side of Franklin St. between Watson and Monroe Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

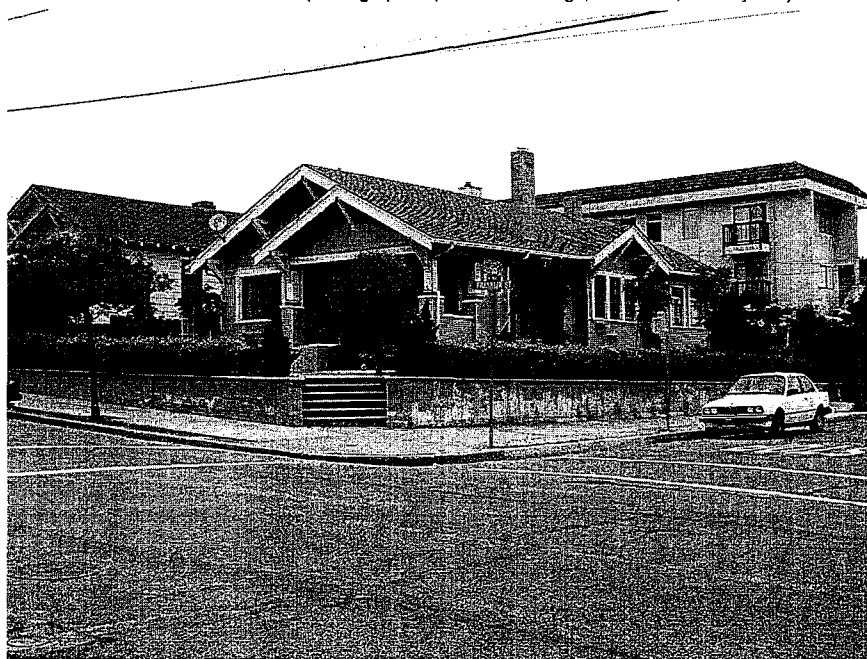
This one-story Craftsman house, built sometime between 1908 and 1912 on Lot 17 of the 1908 Martin Subdivision on Block 67, has a traditional front-facing double gable with an additional small projecting gables on the east and west side elevations. The lower front gable covers a partially recessed and partially projecting front porch. Three triangular knee braces are located along the rake of each of the gable ends. The roof has wide eaves with exposed rafter tails and is covered with composition shingles. The gable ends are clad in vertical board siding while the remaining exterior wall siding is tri-bevel drop siding. Brick chimneys, with unusual projecting brick squares, are located on the east wall and at near the roof ridge toward the rear.

Concrete steps with concrete side walls lead to the front porch. Two substantial, square p- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1908, Sanborn Maps

\*P7. Owner and Address:

William J. & Heidi Sullivan

702 Franklin St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 702 Franklin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

osts, with base and capital trim, support the front gable and a third, engaged, post marks the outside rear corner of the porch. The focal window in the front façade, next to the porch, has replacement sash. Under the porch is a tripartite wood window with a large one-over-one double-hung window flanked by two narrow one-over-one double-hung windows. The remaining fenestration in the residence is composed of one-over-one double-hung wood windows, many placed in ribbons or pairs.

The property has a small corner yard raised on moderately high concrete retaining wall with an angled, concrete, corner stair. The wall has slightly projecting pilasters at regular intervals. A small garage is located at the rear of the driveway on the northeast corner of the property, immediately adjacent to the sidewalk. The building is in excellent condition and was constructed early in the development of the Old Town neighborhood.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey # DOE # Other Listings Review Code Reviewer Date

Page 1 \*Resource Name or #: (Assigned by Recorder) 716 Franklin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 716 Franklin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598385 mE/ 4051224 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

North side of Franklin St. between Watson and Monroe Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This modest, one-story Craftsman house, built sometime between 1912 and 1926 on Lot 18 of the 1908 Martin Subdivision on Block 67, has a traditional front-facing double gable and a recent two-story rear addition. The lower front gable covers what was clearly a partially recessed and partially projecting front porch that is now enclosed. Three triangular knee braces are located along the rake of each of the gable ends. The simple main roof has moderate eaves with exposed rafter tails and is covered with composition shingles. The gable ends are clad in shingles while the remaining exterior wall siding, including the original solid balustrade, is channel rustic siding, unusual for this style and age of building. A corbelled brick chimney is located near the center of the west roof.

Modest square posts, without trim, support the front por- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

ca1913, Sanborn Maps

\*P7. Owner and Address:

Agata Sercia Tr

717 Lobos St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Mining Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 716 Franklin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ch gable; between the posts, the porch has been enclosed with aluminum windows and a flush front door. The focal window in the front façade, next to the porch, is a casement or fixed unit with three equal sash that each has a single, high horizontal muntin. The remaining fenestration in the original portion of the residence consists of double-hung wood windows, placed individually and in pairs.

The rear addition has a roofline that mimics the original form of the house, and is identifiably recent in its modern cantilevered upper story, partially stuccoed wall surface, and cantilevered windows. It extends slightly over the driveway along the west side of the house. The property has a small yard raised on a low concrete retaining wall that, with the slope of Franklin Street, tapers away where it meets the driveway. The building is in good condition and was constructed early in the development of the Old Town neighborhood.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 759 Franklin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 759 Franklin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598350 mE/ 4051194 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This building was relocated to this site sometime between 1926 and 1936. It appears to have been a Neoclassical Revival residence, but has been modified in such a way that it is difficult to determine what is original to the building. Fenestration has been modified, and wood cladding at the front of the building is not consistent with the period. Although it would be difficult to locate the original site of this building to be able to associate it with early owners, the building has some remaining historic character that warrants further investigation to determine the actual changes to the building and whether or not they are reversible.

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

1905 speculative

\*P7. Owner and Address:

Antonio Morales

759 W Franklin St.

Monterey, CA 93940

\*P8. Recorded by:

Leslie Dill

Architectural Historian

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 882 Franklin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 882 Franklin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598338 mE/ 4051236 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

North side of Franklin St. between Monroe and Clay Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-and-one-half-story Craftsman house was built sometime between 1912 and 1926 on Lot 2 of the 1905 Hellam Subdivision on Block 70. This side-gabled house has an originally full-width, shed-roof, front porch and a central, gabled front dormer. The distinctive Craftsman features include its moderately sloped roof, its beveled outlookers that project through the wide frieze boards at the rake ends, its modest exposed rafter tails, and the multi-lite focal windows in the dormer and under the porch roof. The house is clad in horizontal siding of undetermined material, and the dormer is clad in shingles. A corbelled brick chimney is located near the center of the roof ridge. The roof is covered with composition shingles.

The porch has been modified, but still exhibits much of its original form. The porch floor has been bricked, and t- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

0

\*P7. Owner and Address:

Giuseppe G. & Grazia M. Pennisi II

882 Franklin St.

Monterey, CA 93940

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 882 Franklin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

he supports are brick, and the western portion of the porch has been enclosed with a wall; however, under the porch roof, the main rear façade of the house has its original doorway, with multi-lite transom, and the original tripartite focal window. This window consists of a fixed center picture window, with many square lites above a single main lite, flanked by narrow one-over-one double-hung windows. The decorative dormer window consists of a central eight-over-one double-hung window flanked by smaller one-lite sash in a modified Palladian form. The remaining fenestration in the residence is comprised of one-over-one, wood, double-hung wood windows and some wood casements.

The property has a small front yard raised on low concrete retaining wall interrupted by the brick front path; the wall is scored parallel to the sloping sidewalk. The building is in good condition and was constructed early in the development of the Old Town neighborhood

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 898 Franklin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 898 Franklin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598320 mE/ 4051240 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

Northeast corner of Franklin and Clay Sts.

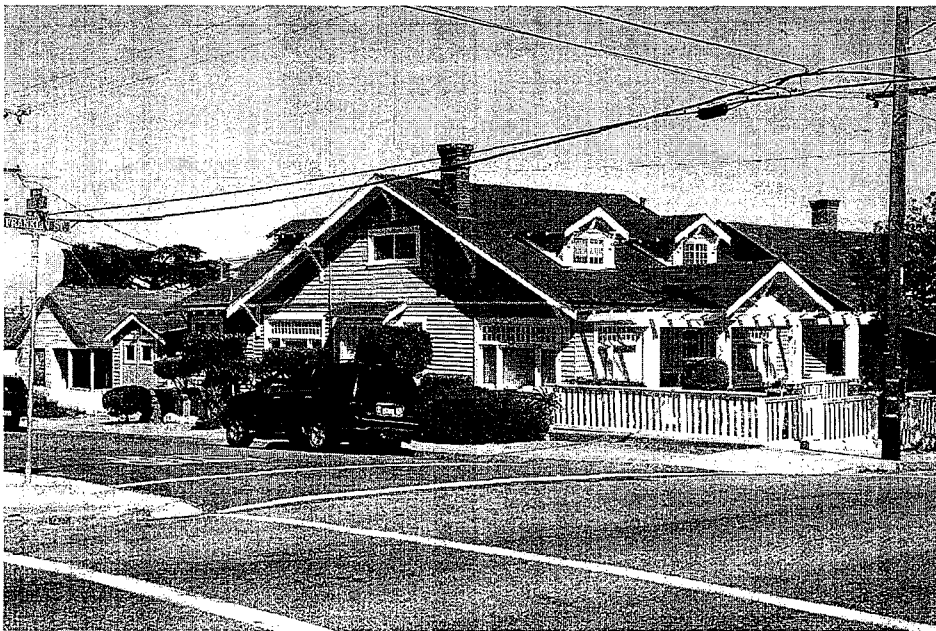
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This symmetrical, one-and-one-half-story Craftsman house, at the corner of Franklin and Clay Streets, was built sometime before 1912 on Lot 1 of the 1905 Hellam Subdivision on Block 70. It is a distinctive representation of the style, with a low, prominent one-story, gabled front porch projection flanked by arbors on each side. The large, main form of the house is side-gabled, with a pair of small gabled dormers facing front (south) and a full-width gable facing the rear. Knee braces support the rake of each of the gable ends. The roof has wide eaves with exposed rafter tails and is covered with composition shingles. The porch gable end is half-timbered while the side gables are clad in shingles with a trim band separating it from the horizontal lap siding of the body of the house. The dormers are also shingled. A brick chimney, with d- (-See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1908, Sanborn Maps

\*P7. Owner and Address:

Giovanni Pennisi

484 Washington St. #174

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 898 Franklin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

decorative side panels as well as corbelling at the top, projects from the front roof, near the west wall.

The arbors are important features of the house. Each outer corner includes three posts, supporting saw-tooth-end beams and cross-beams, and the porch roof is supported by a pair of columns at each corner. The beam-ends are continuous underneath the porch gable. The posts rest on raised brick pedestals, and a wooden railing connects the brick bases.

Also distinctive are the main windows of this house. On each side of the multi-pane front door, as well as along the side elevation, are large window units with continuous 15x2-lite transom windows over three single-lite windows, two narrow sash flanking a square center lite. On the west side of the house, facing Clay Street, is a one-story, shed-roof, square-bay window. The upstairs windows have been replaced with vinyl sash.

The property has a small corner yard that is lower than the sidewalk at the corner, but relatively level between the rear driveway and front walkway. The brick entrance is centered on a somewhat steep portion of Franklin Street, and the front yard is bordered by a low concrete retaining wall with a beveled cap. A small garage is located at the rear of the property, facing Clay Street on the northwest corner of the property, almost immediately adjacent to the sidewalk. The building is in excellent condition and, even with some modifications, is a distinctive residence from early in the development of the Old Town neighborhood.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 899 Franklin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 899 Franklin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598312 mE/ 4051210 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)  
Southeast corner of Franklin and Clay Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This house is a pre-1926 Mission Revival styled residence, constructed on Lot 1 of the 1906 Mack Subdivision of Block 69. The building is one-story in height, with a square shape with flat roof and unadorned parapet walls that have subtle battlements at the corner.

The building faces Franklin St. and has a walkway from Clay Street that follows the building façade to a symmetrically located front porch with a shed roof covered in Spanish tile. The porch walls are stucco just as the wall cladding of the building, and contain integral corner brackets to create an arched effect.

Fenestration consists of wood windows with small multi-pane transoms built within the window frame. The westerly window has a fixed picture window set within the tri-partite shape, and the east side of the façade has a window couplet. Other windows vary in size. (See Continuation Form.)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

0

\*P7. Owner and Address:

Jeffery J. Linder

74 Robley Rd.

Salinas, CA 93908

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 899 Franklin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

hape and type, but most seem original to the building. A small jog in the east side elevation provides a location for a side door to the house.

The front yard is framed with a low concrete wall and the site is filled with shrubs. The property is in good condition.

The property is consistent with the early use of the Mission Revival style in the Old Town Neighborhood, and remains representative of the use of this style as the area developed in the 1920s.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 866 Hellam Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 866 Hellam Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 512292 mE/ 4051472 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

North side of Hellam St. between Monroe and Clay Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This small vernacular Foursquare cottage was constructed prior to 1912 on Lot 19 and part of Lot 20 of the 1905 Hellam Subdivision of Block 70. It is almost square in shape and has a shed porch addition on the front and a small addition on the rear that was expanded sometime after 1936. The roofing is composition shingles, and the soffits are enclosed and edged with metal gutters. The cladding is beveled lap siding except for the front porch which is possibly plywood. The front porch appears to have been remodeled, and contains a new replacement door and windows, and new wood steps. It is not known when the porch was enclosed.

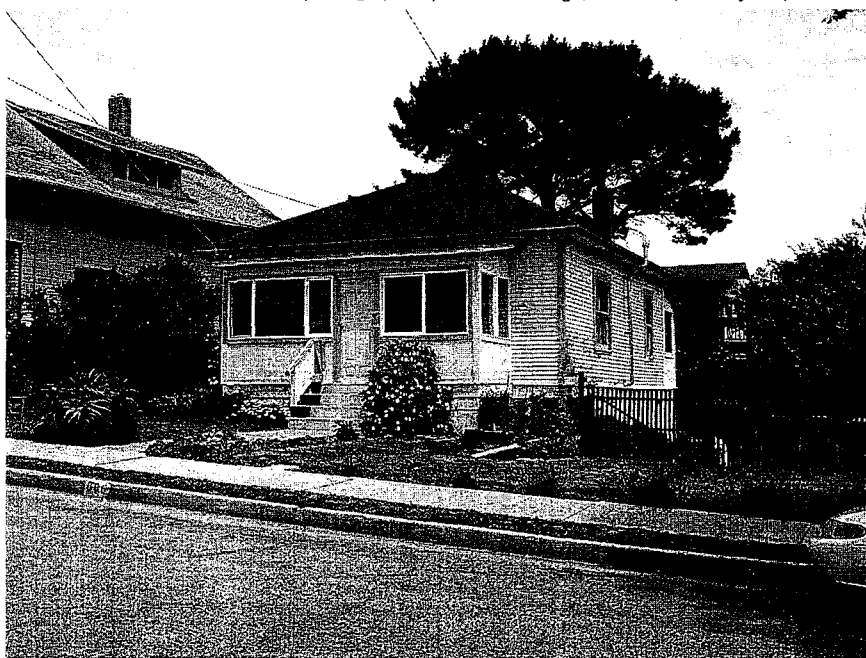
Visible fenestration consists of wood double-hung windows. An original brick chimney appears at the rear which has a companion metal flue attached to the front.

This house is representative of the early devel. (See Continuation Form.)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1908, Sanborn Maps

\*P7. Owner and Address:

Chester Roy Harter Jr. Trs

480 N 1st St.

Grover Beach, CA 93433

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 866 Hellam Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

opment of the Old Town Neighborhood, and the design consistent with vernacular dwellings that were built during this time period.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 580 Jefferson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 580 Jefferson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598515 mE/ 4050984 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

North side of Jefferson St. between Van Buren and Larkin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

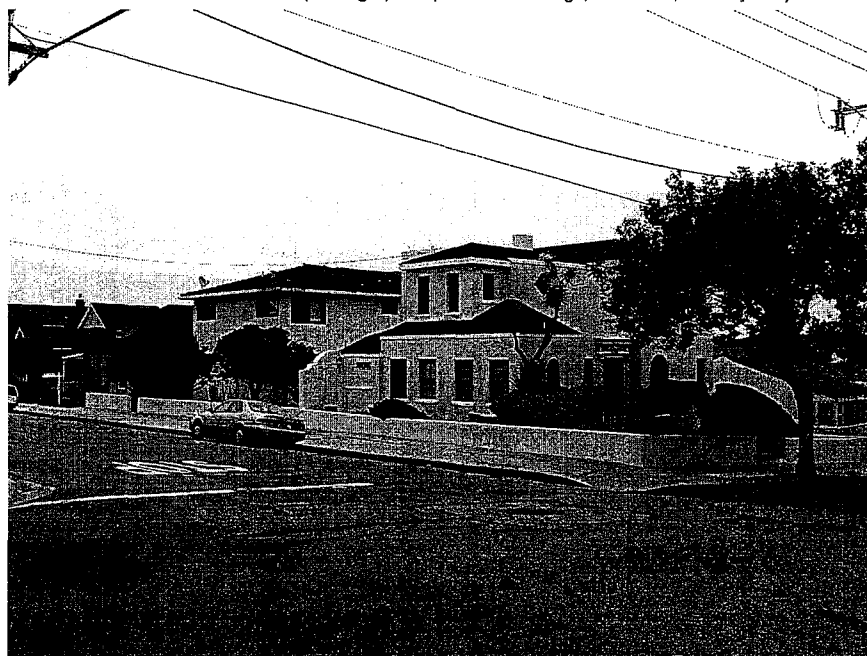
This Spanish Colonial Revival residence first appears on the 1926 Sanborn Fire Insurance map, indicating a built date of sometime between 1912 and 1926. It appears to be a distinguished architectural design within the style, although it is difficult to determine if the original structure has been modified over time. To the rear of the original building, a contemporary multi-unit residential structure has been added to the site, and the property is presently used as a multi-family residential apartment complex. The new structure on the property replaced the garage sometime after 1962.

The original building is generally two-stories in height, and clad in stucco. The massing is stepped from the Larkin Street frontage, and the two-story volume is L-shaped along the inside driveways. The main protrusion on Jefferson Street merges the plan- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

c1920 Sanborn Maps

\*P7. Owner and Address:

Barney J. Bellici

4032 Sunset Ln

Pebble Beach, CA 93953

\*P8. Recorded by:

Leslie Dill

Architectural Historian

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 580 Jefferson Street

\*Recorded by: Leslie Dill

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

e of the front stucco chimney and an arched alcoved window which is shifted out from the main building wall and covered with a short pitched roof. The main entry is to the left, where a Churrigueresque embellished door surround sit flush at the wall. The entry foyer it topped by a shed roof that rises to the two-story wall behind. A hipped one-story volume is tucked in at the corner of the building.

Fenestration consists of multi-pane windows of both double-hung, casement, and arched fixed variety. A diamond paned window is placed above the entry foyer facing west. The hipped roof of the building has been carried into the design of the three-story apartment structure to the rear (north end) of the site, although fenestration on the newer building only matches the front in color.

The historic building sits prominently on the corner with ornamental landscaping in the front yard set behind a low stucco wall. The rear of the site consists of driveway paving. The original building falls within the period of significance of the Old Town Neighborhood, although its unique design is distinctive within the context of design during the period, and its value as a resource is primarily based on its distinguished variant of the Spanish Colonial style. The property warrants further investigation both for its associations and to determine if changes to the original character have been made.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 599 Jefferson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 599 Jefferson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598520 mE/ 4050942 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

South side of Jefferson St. between Union and Larkin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This pre-1892 house is owned by the State of California. It is located on Block 117 and straddles two lots (7 and 8) the Norton's Addition. The State also owns the vacant lot to the east.

The vernacular National style house was expanded between 1912 and 1926. It has a front and rear gabled roof covered with composition shingles and has boxed eaves and widely spaced brackets. The front gable contains a half-circle vent.

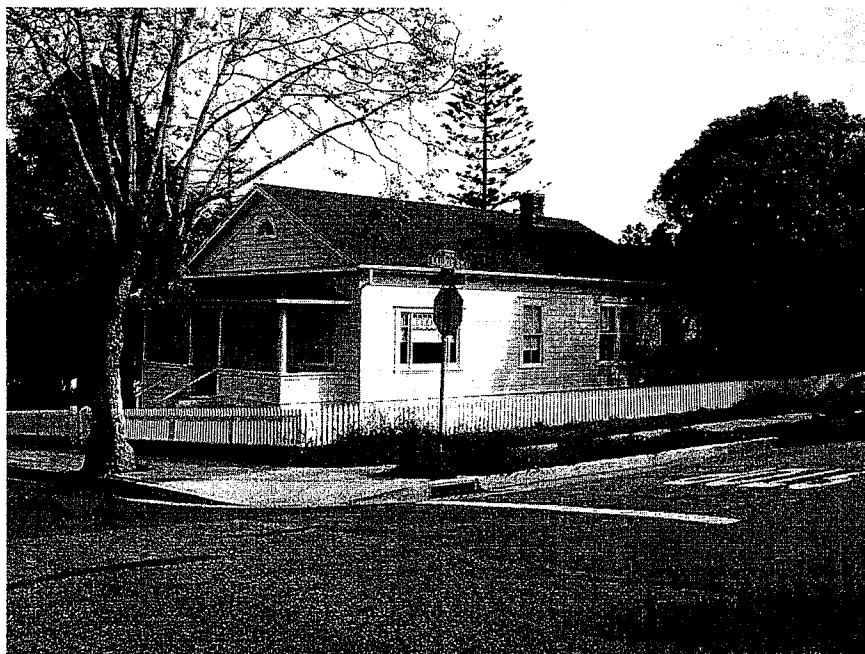
The front porch is hipped and has four slender posts that sit above a solid balustrade. The entry is centered in the façade off Jefferson St.

Fenestration is mixed, indicating the older portion of the house is located to the rear and the addition is at the front, as the front windows are more Craftsman in style

\*P3b. Resource Attributes (List Attributes and codes) HP01

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1890, Sanborn Maps

\*P7. Owner and Address:

State of California

400 P Street

Sacramento, CA 95814

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 599 Jefferson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

early development in the Old Town Neighborhood.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 680 Jefferson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 680 Jefferson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598391 mE/ 4051008 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

North side of Jefferson St. between Larkin and Watson Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

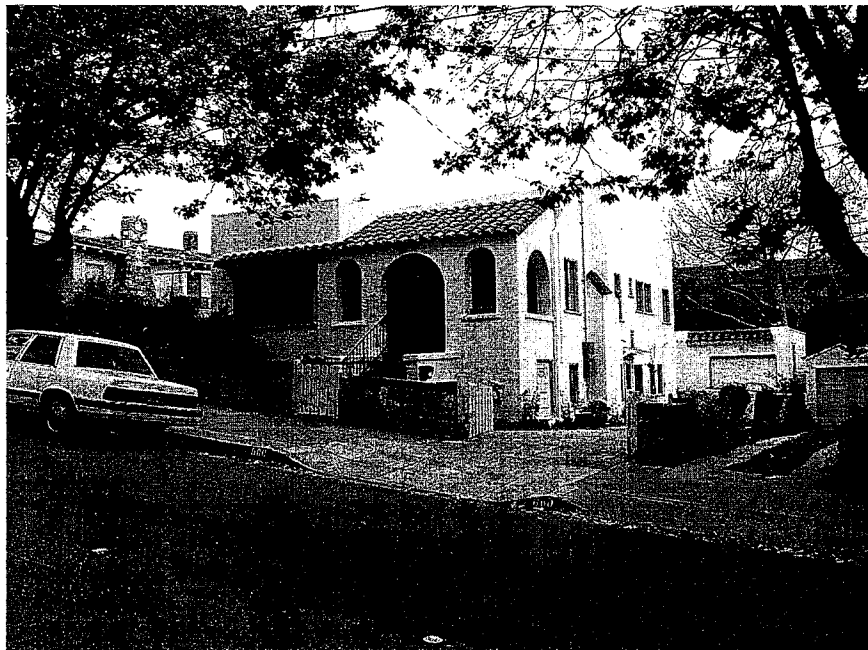
Constructed between 1926 and 1936, this Spanish Colonial Revival residence was built on a re-parceling of Lots 1 and 2 of Block 57. It is a one-story structure with what appears to be a full basement with access on the east side. The rectangular footprint has a slight offset front wing to the left and a shed porch extends slightly beyond the front plan of the wing. The flat roof has an unadorned parapet and Spanish tile used on the porch continues across the front of the wing providing an eyebrow to a tri-partite window located on the front wall. Above this rooflet on the wall is a medallion. Spanish tile is also featured at the flare of the chimney on the east side of the building, as well as providing a short mansard at the front of the garage at the rear.

The walls are clad in stucco and the porch walls are integrated into the envelope. (See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1930, Sanborn Maps

\*P7. Owner and Address:

Pete R. J. & Louise Cutino

4 Via Zaragosa

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 680 Jefferson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

loft providing a protected space within the porch that sets the porch space within the building envelope. The openings in the porch wall are arched, with the entry arch the largest which is centered on the porch as accessed by a short set on concrete steps framed by stucco covered sidewalls.

Fenestration on the building is wood framed and much of the window sash has been replaced with aluminum retrofits, but the overall appearance of the structure has not been excessively changed from its historic character. The rear garage matches the house in style, and the front yard is framed with a short Monterey Shale wall broken with short wood-picket entry gates.

The house is in very good condition and representative of Spanish Colonial Revival design of the period in the Old Town Neighborhood.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 698 Jefferson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 698 Jefferson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598366 mE/ 4051021 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

Northeast corner of Jefferson and Watson Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Constructed between 1926 and 1936, this Craftsman house was built on a re-parceling of Lots 1 and 2 of Block 57. It is vernacular in design, a simple rectangle with a centrally located front door facing Jefferson St. and a large gabled porch roof with thick wood columns providing a cover over the open porch area. The house is front and rear gabled, and has exposed rafter tails on the lower ends of the roof at the eaves which are gutterless. The front and rear rake fascias are scroll-cut at their bottoms, a detail carried onto the fascia of the porch.

Fenestration is what appear to be double-hung wood windows with single-pane sash. A small shed addition at the rear serves as a garage off Watson Street.

The property is in good condition and representative of vernacular development in the Craftsman style in the Old Town Neighborhood - (-See Continuation Form...)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1928, Sanborn Maps

\*P7. Owner and Address:

Virginia Ferrante

698 Jefferson St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 698 Jefferson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

during the first part of the twentieth century.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 761 Jefferson Street

P1. Other Identifier: J.C. Anthony/Albert B. Coats House

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 761 Jefferson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598289 mE/ 4050994 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

South side of Jefferson St. between Watson and Monroe Sts.

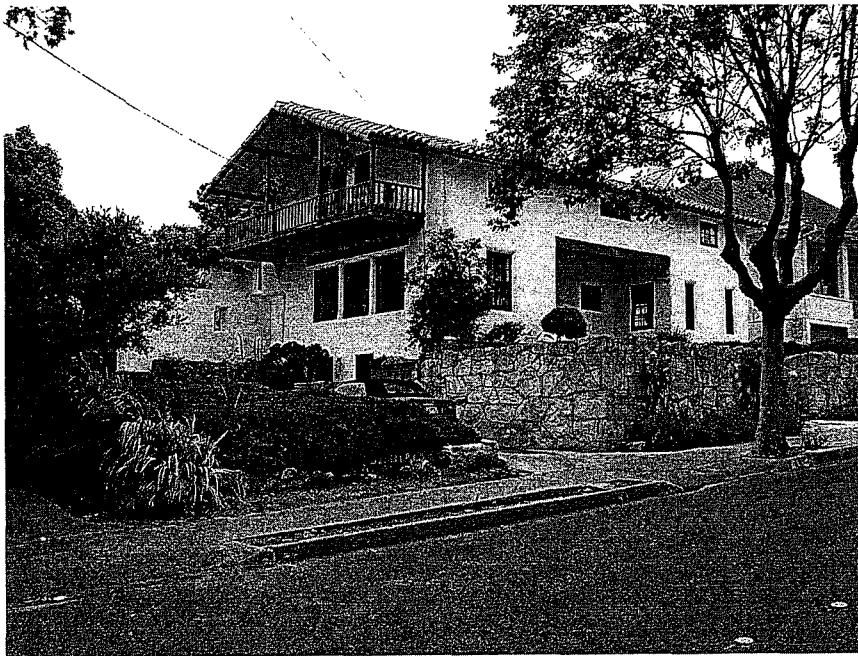
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The J. C. Anthony / Albert B. Coats House is presently listed as a Historic Resource by the City of Monterey.

\*P3b. Resource Attributes: (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

0

\*P7. Owner and Address:

Robert T. Bluth

761 Jefferson St.

Monterey, CA 93940

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Mining Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 801 Jefferson Street

P1. Other Identifier: None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 801 Jefferson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598225 mE/ 4051011 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)  
Southwest corner of Jefferson and Monroe Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This unique house of the late Arts and Crafts period is faced in Monterey Shale and presents a unique aspect to the residential area of the Old Town Neighborhood. Constructed between 1926 and 1936, it sits high above the corner at Jefferson and Monroe Streets on a Lot 10 of Block 1 of the 1884 Johnson Addition.

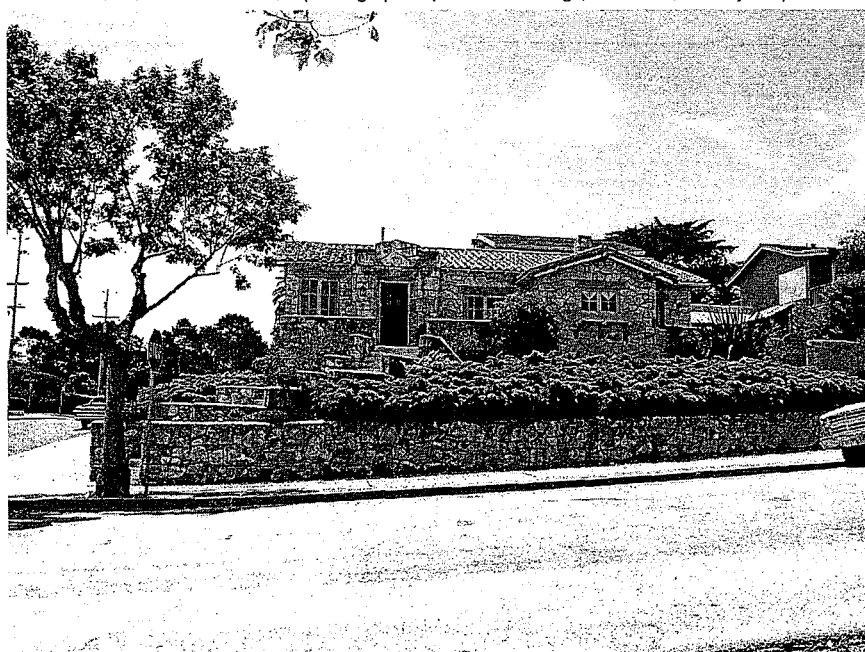
The building has a long rectangular footprint parallel to Jefferson Street and a subsidiary wing that then extends outward to Jefferson. The roof is gabled and covered with Spanish tile. The entry is approached from the corner where the walkway curves to a Craftsman door perpendicular to Monroe St.

The use of Monterey Shale is pervasive throughout the building envelope, and continues into the landscape with both the sidewalk wall at the front and steps and walkways utilizing the material. The walls are punctuated by Crafts- (--See Continuation Form--)

\*P3b. Resource Attributes: (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca 1926, Sanborn Maps

\*P7. Owner and Address:  
Kathleen Gomes Engelhardt Tr

801 Jefferson St.  
Monterey, CA 93940

\*P8. Recorded by:  
L. Dill, F. Maggi, J. Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)  
Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 801 Jefferson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

man styled multi-pane windows with large beam headers and on some braced planter boxes at the sills.

Landscaping consists of shrubs. The property appears to be in excellent condition.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 845 Jefferson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 845 Jefferson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598206 mE/ 4055111 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

South side of Jefferson St. between Monroe and Manzanita Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Queen Anne cottage is a circa 1890s design which is documented on this site as early as 1912. It is located on Lot 4 of Block 1 of the 1884 Johnson Addition.

The residence has a gable-on-hip roof with lower cross gables. A shed roof covers the front porch. The roof is sheathed in wood shake shingles and has boxed eaves. The house is clad in channel rustic wood siding. Fish scale patterned shingles sheathe the gable ends. A projecting bay window is located on the front elevation. A brick chimney is located on the ridge of the roof.

Entry to the residence is via the front porch. The front porch has posts which support the porch and a turned porch post balustrade. A paneled frieze is suspended from the porch ceiling which has decorative brackets at the corners. A wood staircase with a square post balustrade provides access. (See Continuation Form.)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1896, Sanborn Maps

\*P7. Owner and Address:

Maurice J. & Susanne Piccari

845 Jefferson St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 845 Jefferson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ccess to the porch. A new wood paneled door with etched glass provides entry to the house. Above the door is a two-pane transom window. A two-over-two double-hung window is located on the porch. Adjacent to the front porch is the bay window. The bay window has two one-over-one double hung windows. The windows have simple wood surrounds. The remaining fenestration is of a similar wood one-over-one double hung windows and aluminum sliding windows.

The front yard is landscaped with lawn, trees and shrubs. A brick walkway provides access to the rear of the house.

The property is in very good shape and is an important early remnant of the development of the Old Town Neighborhood in the Johnson Addition.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 850 Jefferson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 850 Jefferson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598207 mE/ 4051065 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

North side of Jefferson St. between Monroe and Clay Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

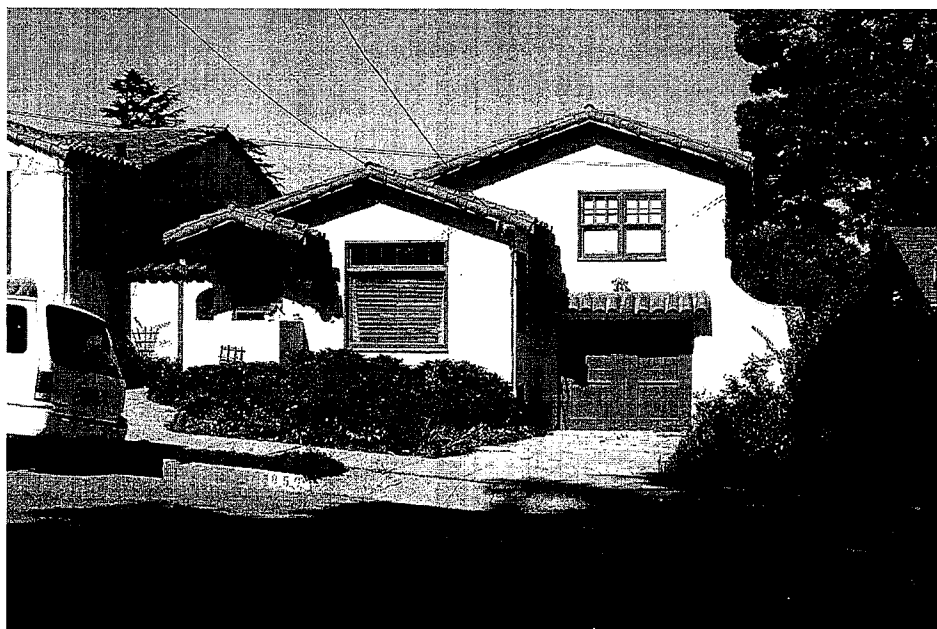
Located on Lot 4 of the 1906 Mack Subdivision of Block 69, this Spanish Colonial Revival house was built between 1926 and 1936, most likely in conjunction with a grouping of four similar building along this side of the block. This house is fairly square in shape and has an offset front wing to the left that contains the entry. The main part of the house is two-stories in height, a partial story located above a one-car garage with paneled doors. The roofing is Spanish tile front and rear gabled, and small tile elements embellish the building with small rooflets over the garage door and a small cantilevered porch over a flush front door that is held up by two large braces.

The cladding is stucco, and a small stucco covered L-shaped wall protects the front door under the entry canopy. Both sides of the house have stucco wing walls, the - (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

ca1930, Sanborn Maps

\*P7. Owner and Address:

Carol Rose Weir Swartz

871 Mesa Rd.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 850 Jefferson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

easterly one with a reverse arch top. Fenestration consists of what appear to be original wood windows, some fixed and other double-hung, with the top portions containing multi-pane panels.

The site is landscaped with shrubs, and the site in excellent condition as is the house. The property is consistent with the period of development of the Old Town Neighborhood when the Spanish Colonial Revival style was popular, and is within a neighborhood with a large number of similar styled buildings.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 857 Jefferson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 857 Jefferson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598181 mE/ 4051019 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

South side of Jefferson St. between Monroe and Manzanita Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This stucco house was built in the Mission Revival style prior to 1926. The residence is one-story at the front and has a two-story contemporary addition at the rear. The original residence has a flat roof with a parapeted undulating wall above the flat roof that rises above the front entry. The roof of the original structure appears to be flat built-up system. A slightly projecting entryway with a flat roof is located in the center of the façade. A small shed roof with roof tiles shades one of the windows on the front elevation. A chimney sheathed in stucco is located on the east eave wall. The two-story addition is front gabled with a shed roof extension. The addition is covered with composition shingles and has unenclosed eaves with short exposed rafter tails.

Entry to the house is via a walkway which leads to the arched entryway.- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1925, Sanborn Maps

\*P7. Owner and Address:

Gerald Lee Harrison

857 Jefferson St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 857 Jefferson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

Stairs with a metal balustrade lead to the multi-paned front door. Two two-part wood casement windows with multi-pane transom flank the front entryway. The remaining fenestration on the residence consists of new vinyl sliding windows, small fixed wood windows and wood multi-paned windows on the addition.

The front yard is landscaped with trees, shrubs and groundcover. A wood fence with an arbor marks the entry to the residence. The property is in good condition and reflects the use of the Mission Revival style in the Old Town Neighborhood.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 866 Jefferson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 866 Jefferson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598190 mE/ 4051065 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

North side of Jefferson St. between Monroe and Clay Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

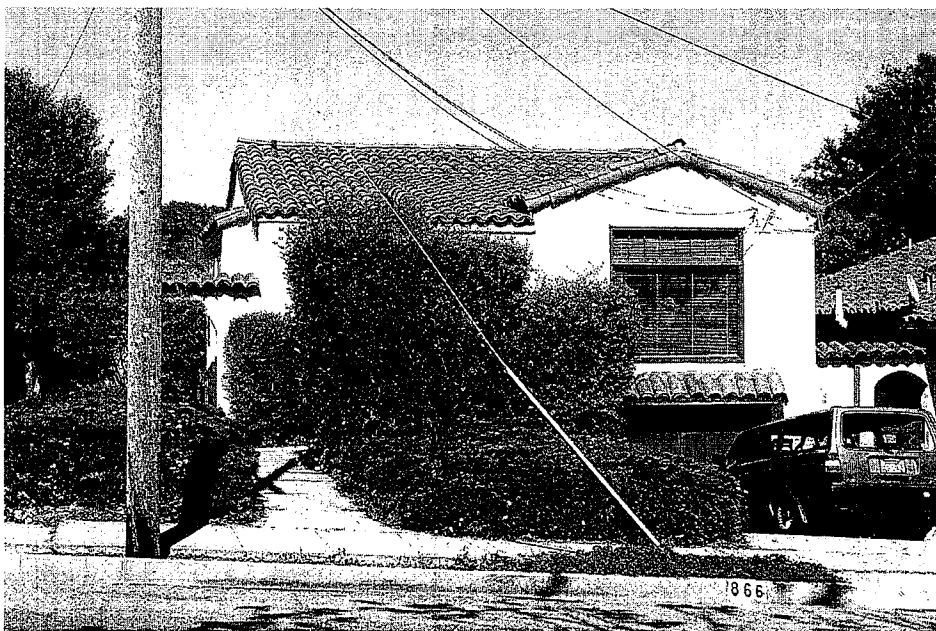
Located on Lot 3 of the 1906 Mack Subdivision of Block 69, this Spanish Colonial Revival house was built between 1926 and 1936, most likely in conjunction with a grouping of four similar building along this side of the block. This house is fairly square in shape with a cross-gabled roof and an offset front wing to the right that is located over a sub-grade single car garage. The roofing is Spanish tile, and small tile elements embellish the building with small rooflets over the garage door and over a small wall protrusion on the west side of the building. The entryway is hidden from view behind hard shrubs.

The cladding is stucco. Both sides of the house have stucco wing walls, both covered with Spanish tiles at the top. Fenestration consists of what appear to be original wood windows, some fixed and other double-hung, with the top po- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

ca1939, Sanborn Maps

\*P7. Owner and Address:

Carol Rose Weir Swartz

871 Mesa Rd.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 866 Jefferson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

rtions containing multi-pane panels.

The site is landscaped with shrubs, and the site in excellent condition as is the house. The property is consistent with the period of development of the Old Town Neighborhood when the Spanish Colonial Revival style was popular, and is within a neighborhood with a large number of similar styled buildings.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 877 Jefferson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)  
\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.  
c. Address 877 Jefferson Street City: Monterey Zip 93940  
d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598168 mE/ 4051024 mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)  
South side of Jefferson St. between Monroe and Manzanita Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

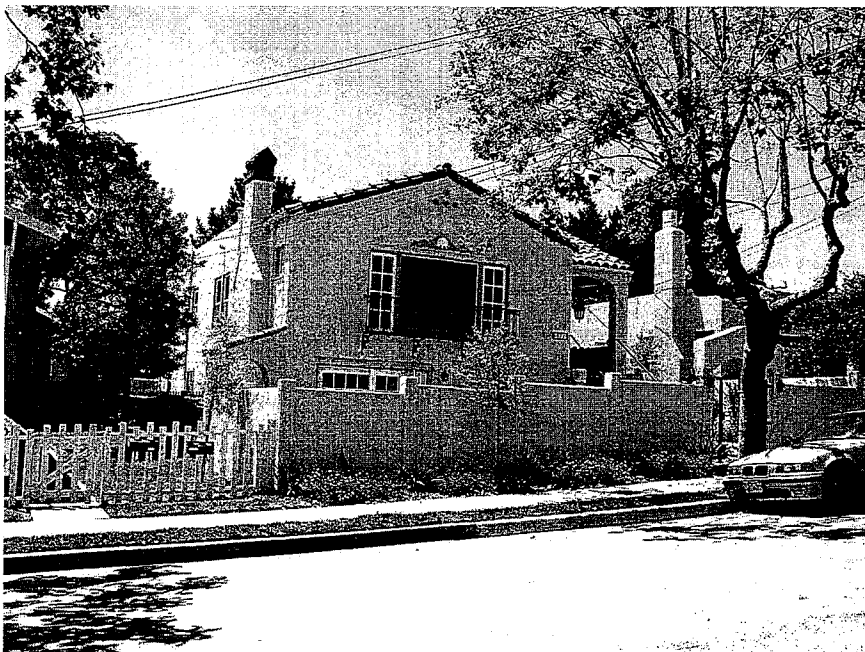
This stucco house was built in the Spanish Colonial style sometime between 1926 and 1936 in the Johnson Addition of 1884. The two-story cross gabled residence has a large front facing gable with an arched porch entryway. The rear of the house is covered with a flat roof. The house is sheathed in ceramic roof tiles. Two arcaded wing walls covered with roof tiles flank the house. A stucco chimney with a metal chimney top is located on the west eave wall.

Entry to the house is by a brightly colored ceramic tile staircase that leads to the arched entryway. A paneled wood door provides entry to the residence. Two multi-pane wood windows are located on the porch. A pendant lamp is also located on the porch. A large focal window is located on the front elevation. This new wood window consists of two eight-pane fixed windows flanking a lar- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both  
ca1930, Sanborn Maps

\*P7. Owner and Address:  
Susan Lipman

149 Littlefield Rd.  
Monterey, CA 93940

\*P8. Recorded by:  
L.Dill, F.Maggi, J.Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)  
Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 877 Jefferson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ge fixed window. A metal balustrade with brackets makes a small decorative balcony on the front elevation. A floral bas relief element is located above this window. Four circular roof vents are located above the bas relief detail. On the ground level are two vinyl multi-pane wood windows. The remaining fenestration on the residence is one-over-one wood double hung windows, vinyl windows and fixed multi-pane wood windows.

A new stucco wall with a heavy pedimented entryway with a metal gate surrounds the residence. The front yard is landscaped with lawn and trees.

The property appears in excellent conditions and and with other similar styled residences to the west and across the street reflect an important period of development of the Old Town Neighborhood when the Spanish Colonial Revival style was popular.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 882 Jefferson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 882 Jefferson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598181 mE/ 4051073 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

North side of Jefferson St. between Monroe and Clay Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

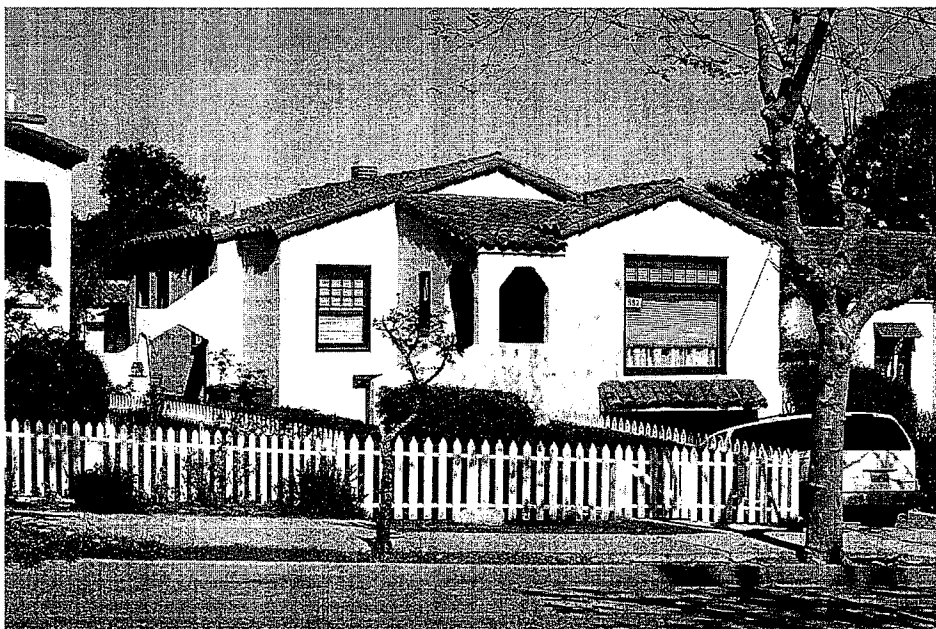
Located on Lot 2 of the 1906 Mack Subdivision of Block 69, this Spanish Colonial Revival house was built between 1926 and 1936, most likely in conjunction with a grouping of four similar building along this side of the block. This house is fairly square in shape with a front-gabled roof and an offset front wing to the right that is located over a sub-grade single car garage. The roofing is Spanish tile. A small rooflet of tile covers the front garage door opening. The front wing has a front facing gable with its roof merged into a shed that covers a small front enclosed porch. The porch has two small openings with angled arches, the side opening at the top of a short set of concrete steps.

The cladding is stucco. Both sides of the house have stucco wing walls. The porch and sidewalls of the front steps are also stucco integrated into - (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1930, Sanborn Maps

\*P7. Owner and Address:

Richard Duane Smario

882 Jefferson St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 882 Jefferson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

the building massing.

Fenestration consists of what appear to be original wood windows, some fixed and other double-hung, with the top portions containing multi-pane panels.

The site is landscaped with shrubs and the front yard is surrounded with a wood picket fence. The site is in excellent condition as is the house. The property is consistent with the period of development of the Old Town Neighborhood when the Spanish Colonial Revival style was popular, and is within a neighborhood with a large number of similar styled buildings.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 889 Jefferson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 889 Jefferson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598146 mE/ 4051023 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

South side of Jefferson St. between Monroe and Clay Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story residence was built in the Spanish Colonial Revival style between 1926 and 1936 in the Johnson Addition of 1884. The house has a flat roof with a stepped parapeted wall above. The façade is defined by a projecting front gable with a shed roof porch which is covered with Spanish roof tiles. A chimney sheathed in stucco to match the wall cladding is located on the east wall.

Entry to the house is via a walkway which leads to the shed roofed arched entryway. A short run of entry stairs are covered with colored tiles. The stairs lead to a multi-paned front door. Two three-part wood multi-pane casement windows flank the front entryway. An arched vent is located above the window in the front gable. The other three-part window has a bas relief medallion located above the center. The remaining fenestration is of a similar type. (—See Continuation Form—)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1930, Sanborn Maps

\*P7. Owner and Address:

James P. Barry

889 Jefferson St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 889 Jefferson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

e of casement windows and a multi-pane fixed wood windows.

The front yard is landscaped with trees, plants and shrubs, and a simple white picket wood fence surrounds the house.

The property appears in excellent conditions and and with other similar styled residences to the west and across the street reflect an important period of development of the Old Town Neighborhood when the Spanish Colonial Revival style was popular.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 898 Jefferson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 898 Jefferson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598169 mE/ 4051073 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

South side of Jefferson St. between Monroe and Manzanita Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

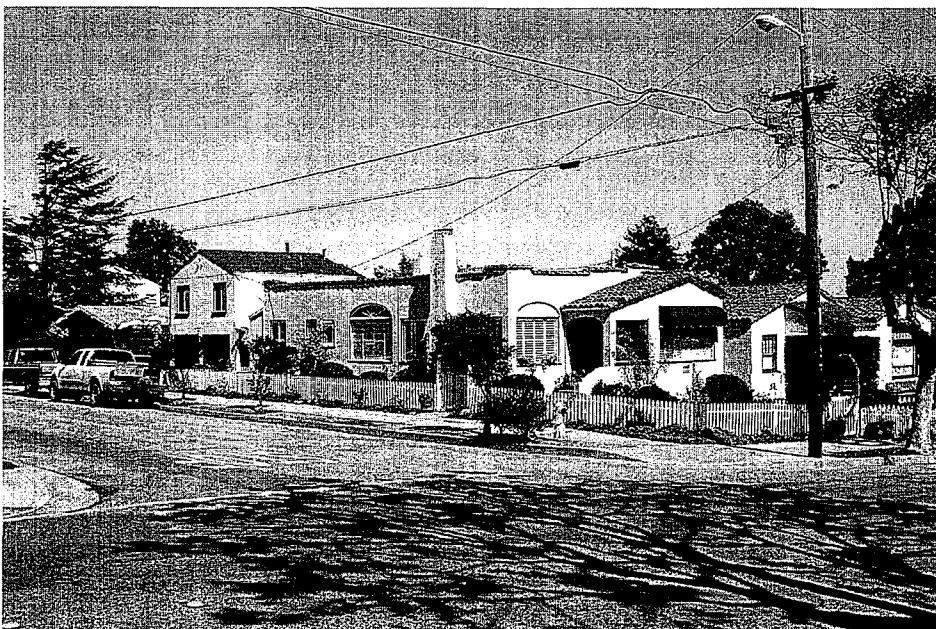
Located on Lot 1 of the 1906 Mack Subdivision of Block 69, this Mission Revival house was built between 1926 and 1936, most likely in conjunction with a grouping of four similar building along this side of the block. This house is fairly rectangular in shape and unlike the other three houses has a flat roof with Spanish tile coping framed with battlements at the corners. The basic box shape of the building is enhanced with a covered front porch offset to the right that has a front gabled tiled roof that drops down over the front flattened arch entry. A garage which appears to have been recently constructed is located off Clay Street to the north.

The cladding is stucco, and a large stucco covered chimney punctuates the west façade along Clay Street. The porch and sidewalls of the front steps are also stucco integrated into the building. (—See Continuation Form—)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1930, Sanborn Maps

\*P7. Owner and Address:

Louise K. Larsen Tr

898 Jefferson St.

Monterey, CA 93940

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 898 Jefferson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

g massing.

Fenestration consists of what appear to be replacement windows, some fixed and other double-hung, although the retrofit has been done in a sensitive way. Above the larger fixed window on the front is an arched relief in the stucco, and the western window appears to contain a transom that was installed in the opening.

The site is landscaped with shrubs and the front yard is surrounded with a wood picket fence. The site is in excellent condition as is the house. The property is consistent with the period of development of the Old Town Neighborhood when the Spanish Colonial Revival and Mission Revival styles were popular, and is within a neighborhood with a large number of similar styled buildings.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 899 Jefferson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 899 Jefferson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598117 mE/ 4051023 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

Southeast corner of Jefferson and Manzanita Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story residence was built in the Mission Revival style sometime between 1926 and 1936 in the Johnson Addition of 1884. The house has a flat roof with a stepped undulating parapeted wall with corner battlements above the flat roof. A projecting shed roof porch is located on the front elevation. The shed roof porch is covered with Spanish roof tiles. The house is sheathed in stucco. A chimney sheathed in stucco is located on the west eave wall that is merged into the west wall.

Entry to the house is via a walkway which leads to the shed roofed arched entryway. The stairs lead to a multi-paned front door. On either side of the entry porch are arched multi-pane wood windows. On the east side of the residence are two multi-pane wood casement focal windows. On the west side of the residence are two multi-pane wood fixed windows. (-See Continuation Form-)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

ca1930, Sanborn Maps

\*P7. Owner and Address:

Anna Aiello

946 Roosevelt St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 899 Jefferson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

The remaining fenestration is of a similar type of multi-pane casement windows, fixed multi-pane wood windows and a new vinyl window with snap-in grids.

The front yard is simply landscaped with lawn, trees and shrubs. An ornate metal fence surrounds the property.

The property appears in excellent conditions and with other similar styled residences to the west and across the street reflect an important period of development of the Old Town Neighborhood when the Spanish Colonial Revival and Mission Revival styles were popular.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 877 Johnson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 877 Johnson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598002 mE/ 4051024 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

South side of Johnson between Monroe and Manzanita Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story vernacular house was built between 1926 and 1936 on Block 4, Lot 16 of the 1884 Johnson Addition. The residence is a simple hipped roof cottage. The roof is covered with composition shingles. The house is sheathed in v-groove drop-siding siding.

A small stone approaches the house and provides access to the front door located flush centered on the front faced of the building. The front door is trimmed with edge molding and covered by a cantilevered front-gabled hood that is set on large Craftsman styled braces. A recently constructed wood porch has been attached to the building. Two aluminum slider windows flank the front door.

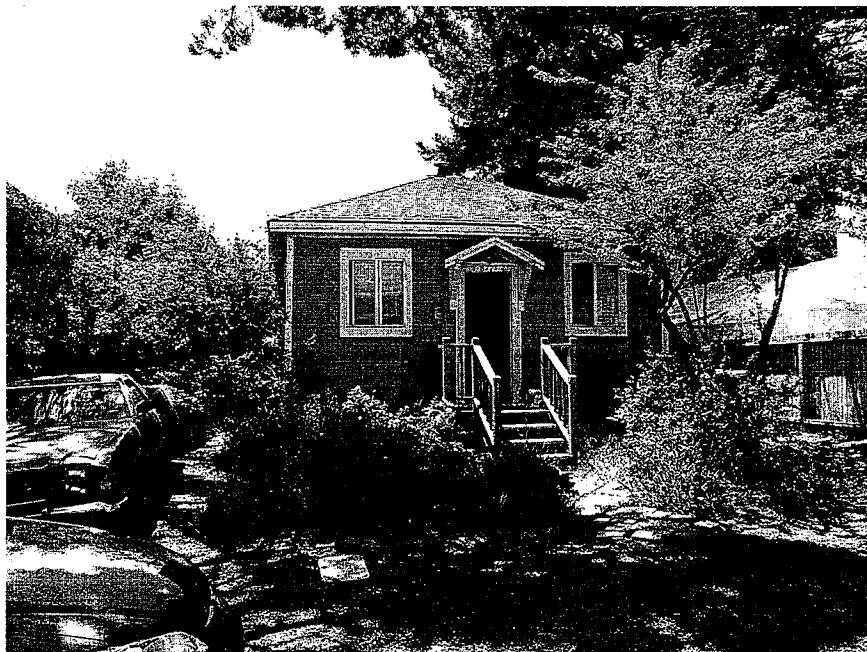
The small front and side yard consists of a tree and a number of shrubs. A driveway is located east of the house.

This property has reduced integrity due to the replacement of windows. How- (See Continuation Form-)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1927, Sanborn Maps

\*P7. Owner and Address:  
Carol Rose Weir Swartz

871 Mesa Rd.  
Monterey, CA 93940

\*P8. Recorded by:  
L.Dill, F.Maggi, J.Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)  
Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 877 Johnson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ever, it potentially has associations with the folk history of the Old Town neighborhood due to the publication of John Steinbeck's first successful 1935 novel Tortilla Flat. The house is in fair condition and other than for the missing windows has an apparent high level of integrity to its original design. The property is consistent with early development in the Old Town neighborhood in this southwest quadrant known as the Johnson Addition, the earliest recorded subdivision in the area, and warrants further investigation into its history.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 889 Johnson Street

P1. Other Identifier: Susan Myra Gregory House

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey

and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 889 Johnson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598109 mE/ 405098 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

South side of Johnson St. between Monroe and Manzanita Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story vernacular cottage was built between 1912 and 1926 on Block 4, Lot 18 of the 1884 Johnson Addition. It is known historically as the residence of Susan Myra Gregory, a well known literary figure who was associated with John Steinbeck. The residence is a simple front and rear gabled cottage. The roof is covered with composition shingles and has short exposed rafter tails. The house is sheathed in beveled clapboard wood siding. A brick chimney is located along the ridge of the roof.

A small stone and brick path, which runs along side the driveway to the east of the house, provides access to the front door, located flush on the side of the building. The front door has a new screen door. Two multi-pane fixed wood windows flank the front door, and on either side of the fixed windows are multi-pane wood casement windows. On - (--See Continuation Form--)

\*P3b. Resource Attributes: (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1920, Sanborn Maps

\*P7. Owner and Address:

Sebastian G. Davi

PO Box 3168

Monterey, CA 93942

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 889 Johnson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

the north (front) elevation is a three-part fixed multi-pane wood window. A bracketed flower box is located underneath this window. A fixed multi-pane wood window is located next to the three-part window. It is assumed the remaining fenestration on the house is of a similar type, all of it appearing to be original.

A new tall wood fence encloses the property. The small front yard consists of lawn and a few small plants. A driveway is located east of the house. Currently the driveway is covered with a temporary tent. A rudimentary covered area over the front door has been created by attaching wood to this tent and to the roof of the house. This is covered with canvas.

This property has associations with the folk history of the Old Town neighborhood, and although it remains arguable if the local neighborhood was the subject of John Steinbeck's first successful 1935 novel Tortilla Flat, Susan Gregory's role in Steinbeck's life and her own significance as a literary figure provide significance associations with the house. The house is in very good condition and has an apparent high level of integrity to its original design. The property is consistent with early development in the Old Town neighborhood in this southwest quadrant known as the Johnson Addition, the earliest recorded subdivision in the area.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 218 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 218 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598564 mE/ 4051476 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Larkin St. between Scott and Franklin Sts.

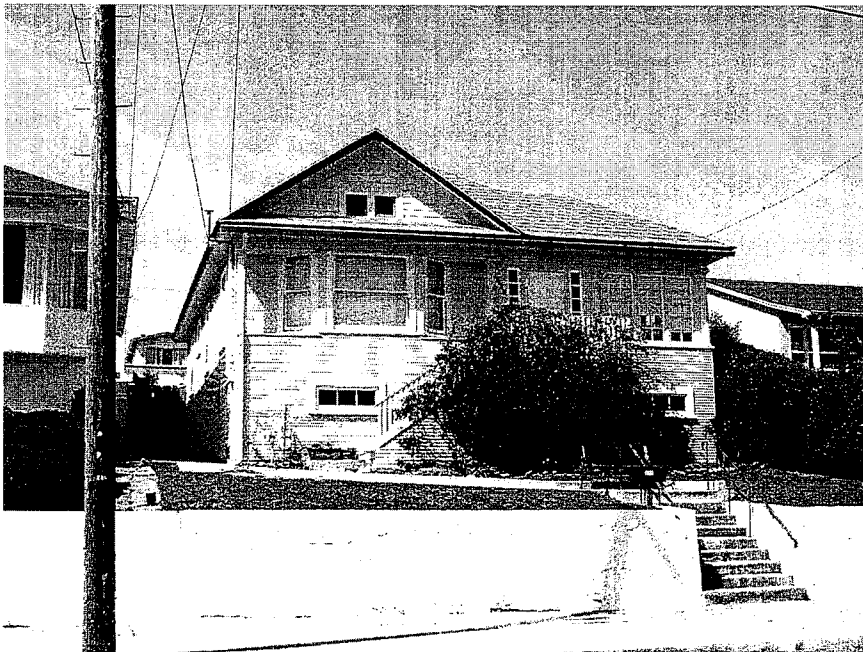
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Neoclassical Revival bungalow was built sometime prior to 1912 on Block 58, Lot 5 of the 1905 Metz Subdivision. The roughly square residence has a hipped roof with an offset front gable. The house is raised at the front elevation, and a pair of cellar windows flanks the porch stairs. The height of the house is accentuated because the basement wall extends into a full-width, sided balustrade. Across the face of the house, atop the balustrade, is a series of four round columns with formal capitals. Under the gable is a recessed, angled bay window; its front wall is flush with the balustrade and basement wall and is centered between a pair of the columns. The remainder of the façade encompasses what had been the original recessed porch; recent multi-lite glazing and a new entrance door now enclose this space and engage the co- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1907, Sanborn Maps

\*P7. Owner and Address:

SandraCass Carnazzo Tr

218 Larkin St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 218 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

lums. Parallel to the front façade is the wood staircase; it has a square post balustrade and reaches a broad landing in front of the new doorway.

The roof is covered with composition shingles and has boxed eaves. The residence is sheathed in tri-beveled drop siding with wood shingles in the front-facing gable. The gable end is set behind a portion of hipped roof. The angled bay is comprised of three large wood, one-over-one double-hung windows. A pair of small, fixed windows is centered in the shingled front gable. Horizontal three-lite windows light the basement. The remainder of the fenestration consists of wood one-over-one double hung windows or fixed wood windows, all appearing to be original to the building.

The property is raised above sidewalk level. The concrete front steps are cut into the front yard, and the property is edged by a concrete retaining wall that has a distinctive stone-face texture.

Accessed off Cooper Street, the driveway is at the rear of the site where additional rental residential space has been added. The building is in good condition and was constructed early in the development of the Old Town neighborhood. Like many properties in the area, additional residential development has occurred on the property in contemporary times to increase the density of the property, although the expansion was done in a sensitive way that protected the historic character of the property from the public right-of-way.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 244 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 244 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598555 mE/ 4051421 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Larkin St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Spanish Colonial Revival house was built sometime after 1936 on Block 58 of the Metz Subdivision of 1906. It is a raised single story building at the front with an additional multi-family unit at the rear. The house is cross gabled with a prominent front gabled wing. The roof is covered with Spanish tile, and the house is sheathed in stucco.

Access to the house is via a set concrete steps that are parallel to the front façade and lead to a porch landing framed with an ornate metal railing. The porch is recessed into the corner of the L that defines the front wing and the main portion of the house. The porch has a bay window with double-hung windows set under the eave of the tile roof. The façade of the wing has a prominent lancet arched fixed window with delicate, small lites that frame the rectangular center pane. Three round cl- (-See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1937, Sanborn Maps

\*P7. Owner and Address:

Frank P. & Rosa Billeci Trs

299 Larkin St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 244 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ay attic vents are set in the apex of the front façade, and a stucco covered chimney is located along the south elevation..

A short concrete wall encloses a small front yard that is covered with shrubbery. Vehicular access is off Copper Alley at the rear where the house has been expanded to provide more residential units. The additional has been done to be compatible with the front house and is not visible from Larkin St.

The property is in very good condition. It is representative of the Spanish Colonial Revival style that was prevalent in the Old Town Neighborhood during the late 1920s and 1930s, and has distinctive aspects to its design.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 245 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 245 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598578 mE/ 4051362 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Larkin St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Spanish Colonial Revival residence was built sometime between 1926 and 1936 on Block 54; it is one story at the street with a lower second story at the rear. The house is cross gabled with a front-gabled porch; at the center of the front façade, a low, hipped tower projects above the main roof. An intermediate shed roof further lowers the visual height of the tower. The whole roof is covered with Spanish roof tiles, and the house is clad in stucco. An arcaded buttress with a wood gate projects to the north. A stucco chimney projects from the south elevation.

The front entry has flat arches; above the main arch is a bas-relief medallion. An arched wood door provides entrance to the house. A triple-arched, fixed wood window is protected by the porch roof; its arches have simple, vertical muntins. On the projecting façade, in a sha- (-See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1930, Sanborn Maps

\*P7. Owner and Address:

Young Womens Christian Association

PO Box 1249

Seaside, CA 93955

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 245 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

low, recessed archway that is ornamented by a bas relief medallion, a sliding aluminum window most likely replaced an original focal window. In the gable above this window are three round clay attic vents. A small multi-pane wood window is centered under the tower recessed in a shallow archway; centered in the tower itself is a small, round, louvered roof vent. Immediately behind the porch on the south elevation is an arched multi-pane wood window that matches the arched windows under the porch roof. The remaining windows are double-hung wood units placed individually and in pairs, recent aluminum windows, and fixed vinyl windows.

The house is in good condition.

A short concrete wall surrounds the front yard which is paved over with aggregate concrete. A driveway passes to the south of the residence; it slopes down to a rear garage and concrete parking area that most likely serves the residents at 255 Larkin Street.

The property is representative of the Spanish Colonial Revival style that was prevalent in the Old Town Neighborhood during the late 1920s and early 1930s, and has distinctive aspects to its design. It is presently owned by the Young Womens Christian Association and is possibly used for multi-residential use.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 272 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 272 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598544 mE/ 4051375 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Larkin St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This simple one-story Craftsman cottage appears on this site sometime between 1926 and 1936, located on lot 17 of the Metz Subdivision of 1906 (Block 58). It has a main front-facing low-pitched gable with a lower, offset gabled roof over projecting porch. The front façade is raised on a high pony wall, as the site slopes up to the rear. Three triangular knee braces are located along the rake of each gable end. The roof has deep eaves with exposed rafter ends and is covered with composition shingles. The main roof has a rectangular lattice roof vent centered in the gable end. The exterior walls and solid porch balustrade are clad in dual-bevel wood lap siding, with a watercourse at floor level. A brick chimney is located on the north wall.

Wood stairs follow the face of the house to the front porch; they are enclosed by a solid balustr- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

ca1927, Sanborn Maps

\*P7. Owner and Address:

The King Family Partnership

PO Box 2648

Carmel, CA 93921

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 272 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ade. Two pairs of square posts rest on the porch balustrade and support the porch roof. The front door is a multi-pane glazed door. Beneath the porch roof is a tripartite focal window that contains a central, three-over-one, wood double-hung window flanked by two-over-one double-hung windows. An identical front focal window unit balances the porch. Fenestration throughout the building is composed of wood double-hung windows.

The property has a small front yard that is surrounded by a low concrete retaining wall with a rough finish.

The house is in good condition and retains its historic integrity. Like many properties in the area, additional residential development has occurred on the property in contemporary times to increase the density of the property, although the expansion was done in a sensitive way that protected the historic character of the property from the public right-of-way.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 282 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 282 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598541 mE/ 4051348 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Spanish Colonial Revival duplex is vernacular in design and detail, but yet simply represents the character of eclectic houses of this period with its flat roof, the slight projection of a front wing, and the short tile-covered entry cover over the front door. The tile shed sits over a wood framed porch including post and ballustrade and adjacent steps, although it could not be determined if the porch structure was original. To the south side an additional entry is located to the second unit that is subservient to the main entry.

The property was developed with this house sometime between 1926 and 1936 on Lot 19 of the 1905 Metz Subdivision. It has been modified with the removal of what appears to be all of the original windows, although the retrofit appears to not have destroyed the window frames. This change appears to - (See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

0

\*P7. Owner and Address:

Phylis Maiorana Tr

719 Cypress St.

Monterey, CA 93940

\*P8. Recorded by:

Leslie Dill

Architectural Historian

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 282 Larkin Street

\*Recorded by: Leslie Dill

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

o be reversible. Vehicular access is from the rear at Cooper Street where the additional residential space has been added.

The property is consistent with the development of the Old Town Neighborhood as a vernacular Spanish Colonial Revival house of modest proportions.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 290 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 290 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598544 mE/ 4051353 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Larkin St. between Scott and Franklin Sts.

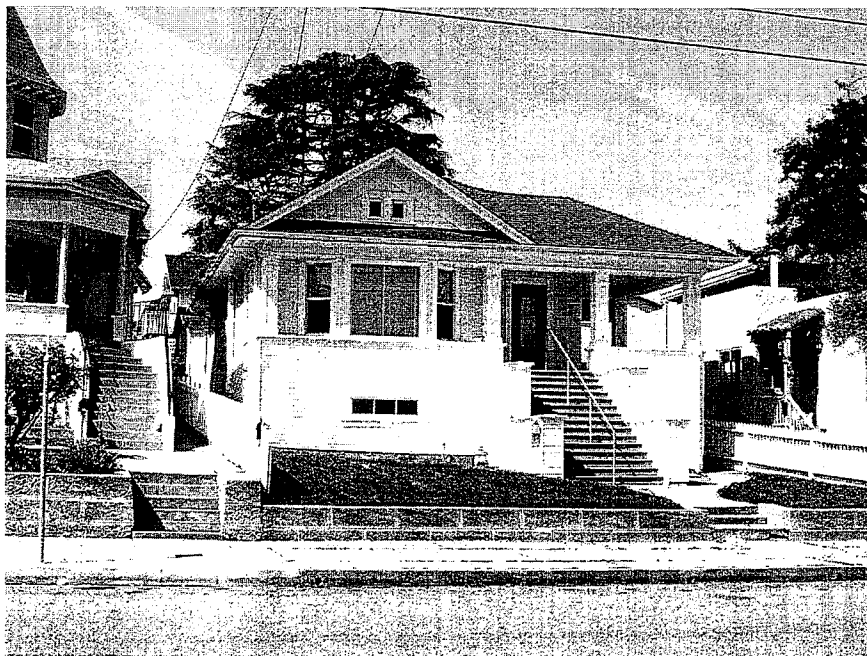
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Neoclassical Revival house was built prior to 1912 on Lot 21 of the 1906 Metz Subdivision of Block 58. The roughly square residence has a hipped roof with an offset front gable. The house is raised at the front elevation, and a cellar window is centered under the gable. The height of the house is accentuated because the basement wall extends into a full-width, sided balustrade. Across the face of the house, atop the balustrade, is a series of four square columns with flat-panel trim. Under the gable is a recessed, angled bay window; its front wall is flush with the balustrade and basement wall and is centered between a pair of the columns. The remainder of the façade opens into a recessed porch. The double-wide porch stairway extends forward from the house; it is enclosed by wide, stepped, sided walls and includes a pipe-r- (-See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1908, Sanborn Maps

\*P7. Owner and Address:  
Donald J. & Mary J. Canaparo

290 Larkin St.  
Monterey, CA 93940

\*P8. Recorded by:  
L.Dill, F.Maggi, J.Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)  
Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 290 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ail handrail. A paneled wood front door provides access to the house.

The roof is covered with composition shingles and has boxed eaves. The front-facing gable, set behind a portion of roof, is clad in wood shingles while the residence is covered in tri-beveled drop siding. The angled bay is comprised of a central, fixed wood window, flanked by a pair of large aluminum, one-over-one double-hung windows. A pair of small, fixed windows is centered in the shingled front gable; these have a leaded-glass diamond pattern. A horizontal three-lite window lights the basement. The remainder of the fenestration varies throughout the residence and includes fixed wood windows, multi-pane fixed windows, and both wood and aluminum one-over-one double-hung windows.

The property is raised slightly above sidewalk level. The concrete front steps are cut into the front yard, and the property is edged by a low, concrete retaining wall that has a distinctive stone-face texture. Like many properties in the area, additional residential development has occurred at the rear of the property in contemporary times to increase the density of the property, although the expansion was done in a sensitive way that protected the historic character of the property from the public right-of-way.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 291 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 291 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598566 mE/ 4051294 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Larkin St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

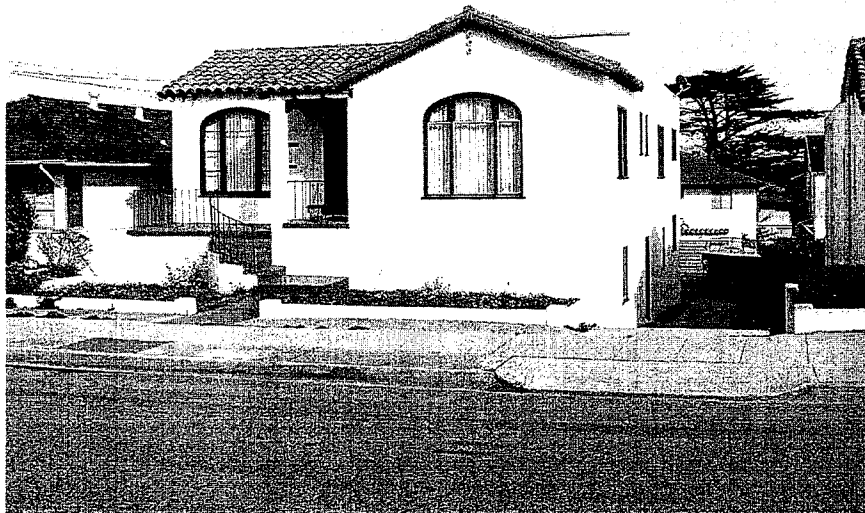
This Spanish Colonial Revival house was built sometime after 1936 on Block 54; it is a raised single story building at the front with an additional, lower, story at the rear. The house is cross gabled with a small shed-roofed porch. The rear of the house is covered by a flat roof with a low parapet. The roof is covered with Spanish tile, and the house is sheathed in stucco.

Access to the house is via a distinctive, curving concrete stair and broad landing that lead to a small, covered porch. The porch roof is supported by a wood beam and corner brackets that rest on a single stucco post. A metal balustrade encloses the porch and landing. The original, arched wood door, with its metal grille, provides entrance to the house. Next to the front porch is an arched wood window with two vertical mullions and horizontal muntins in the side s- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1937, Sanborn Maps

\*P7. Owner and Address:

Giuseppe A. Spadaro

137 Seeno St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 291 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ash; the projecting wing has a matching arched window, but the main sash have been replaced by single-pane aluminum windows. Three round clay attic vents are set in a vertical line at the front gable end. The remaining fenestration consists of aluminum sliding windows that appear to have replaced original wood windows; because the original openings are extant, this modification may be reversible. A wood door on the south elevation provides access to the lower story.

A short concrete wall encloses a small front yard. The sloping driveway is located to the south of the residence; it provides access to a flat-roofed garage at rear of the property; the garage has red-tile parapet coping and stucco corner parapet walls.

The property is in very good condition. It is representative of the Spanish Colonial Revival style that was prevalent in the Old Town Neighborhood during the late 1920s and 1930s, and has distinctive aspects to its design.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 298 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 298 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598522 mE/ 4051310 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Larkin St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

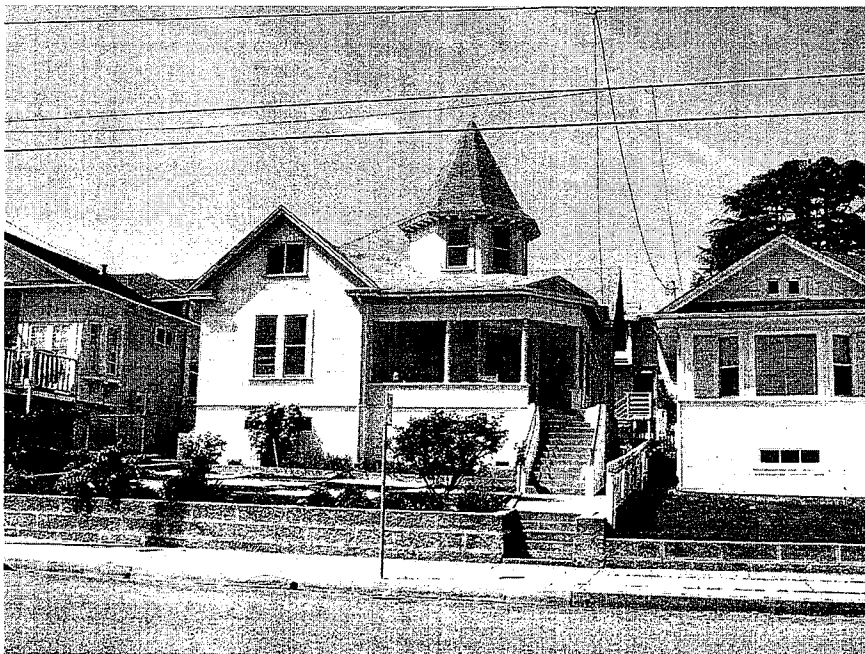
This one and one-half story Colonial Revival house was built prior to 1912 on Lot 23 of the 1906 Metz Subdivision of Block 58. The roughly square residence has a hipped roof with an offset front gabled wing. The house is raised at the front elevation. The height of the house is accentuated because of the steeply pitched roof and a small octagonal located in the center of the roof above the entry. A recessed porch wraps the northeast corner of the building at the top of an angled set of stairs, and framing the porch are four slender Tuscan columns. Within the front gable is a large aluminum slider window and below is a couplet set of one-over-one double-hung windows. A double wood front door with large glass panel inserts provides access to the house.

The roof is covered with composition shingles and has boxed eaves. The residence is - (-See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1907, Sanborn Maps

\*P7. Owner and Address:

Anthony W. & Chantel Melendree Jr.

25000 Valley Way

Carmel, CA 93923

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 298 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

covered in beveled drop siding. The fenestration varies throughout the residence and includes fixed wood windows, multi-pane fixed windows, most replacements.

The property is raised slightly above sidewalk level. The concrete front steps are cut into the front yard, and the property is edged by a low, concrete retaining wall that has a distinctive stone-face texture. Like many properties in the area, additional residential development has occurred at the rear of the property in contemporary times to increase the density of the property, although the expansion was done in a sensitive way that protected the historic character of the property from the public right-of-way.

The house has a moderate level of integrity, and it is not known if significant modifications have occurred that are not original. An more intensive level investigation would be necessary to determine if the building retains historic integrity. However, it is a distinctive building on the street and represents the early development of the Metz Subdivision.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 299 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 299 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598549 mE/ 4051282 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Larkin St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

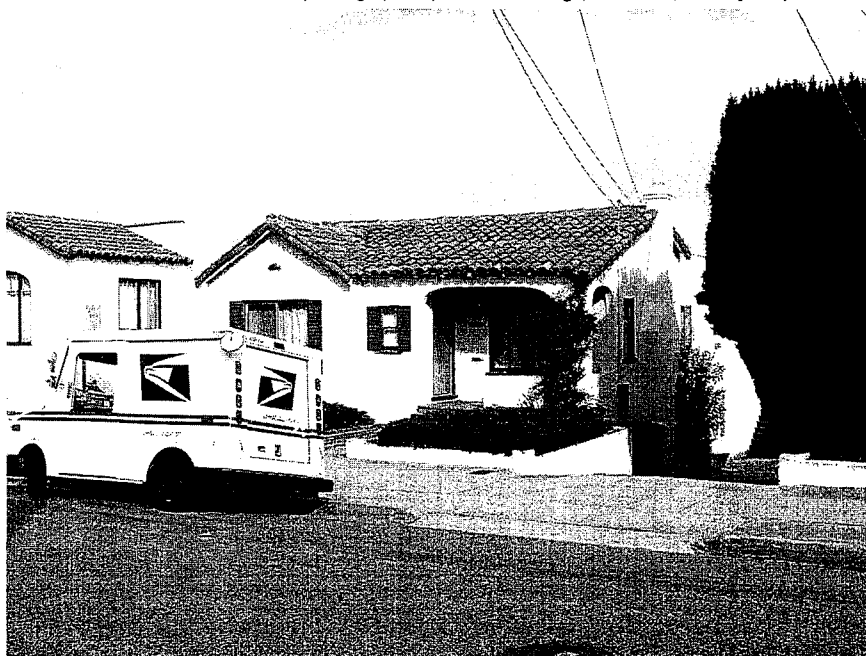
This Spanish Colonial Revival house was built on Block 55 sometime after 1936; it is one story at the front and has an additional, lower story at the rear. The house is a simple "L" in plan with a cross gabled roof at the front and a flat roof at the rear. The cross-gabled roof is covered with textured Spanish tiles above exposed rafter tails. The residence is clad in troweled stucco, and a stucco chimney projects from the south wall.

Three tiled steps lead to the recessed porch with its solid balustrade and flat-arched openings. A side-facing wood front door with a wood grille provides entrance to the house. A wide focal window is protected by the porch roof. This window is rectangular, with wood panels set into the frame, to mimic the arch of the front porch. This fixed window has muntins that create a center picture window and mul- (-See Continuation Form-)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1937, Sanborn Maps

\*P7. Owner and Address:

Frank P. & Rosa Billeci Trs

299 Larkin St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 299 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ti-lite sidelights. The arched shape is used again in a small double-hung window next to the front porch; this accent window includes a rectangular upper sash with arched glazing. Most likely this arched sash pattern was repeated in the main front-facing window; however, this window has been replaced with an aluminum slider. Decorative wood shutters surround this window and the small double hung window. A decorative attic vent formed with stacked roof tiles is centered above the windows in the front gable end. The remaining fenestration on the house consists of aluminum sliding glass windows set into the original wood window frames. A large wood staircase is located on the south elevation which leads to the back porch.

A low concrete wall encloses a small front yard. The sloping driveway is located to the south of the residence and provides access to the original garage. The garage has a glazed garage door; it has a shed roofed with clay tiles that match the house.

The house is in good condition, even though much of the fenestration has been replaced. It is representative of the Spanish Colonial Revival style that was prevalent in the Old Town Neighborhood during the late 1920s and 1930s, and has distinctive aspects to its design.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #

HRI #

Trinomial

NRHP Status Code 5S3

Survey #

DOE #

Other Listings

Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 301 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 301 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598549 mE/ 4051273 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Larkin St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Spanish Colonial Revival house was built sometime between 1926 and on Block 54; it is one story at the street and has an additional, lower story at the rear. The original house is cross gabled with a shed-roofed porch. A small shed roof covers a balcony on the south elevation. This main roof is covered with Spanish tiles. A two-story addition, built in the 1950-60s, has been added to the rear of the house. This addition is primarily flat-roofed with a small shed roof over an enclosed porch; the shed roof has composition shingles. A stucco projects from the south elevation.

The low front porch has a single corner post that supports a corbelled beam with wood brackets. A side-facing, paneled wood door provides entrance to the house. A front-facing ribbon of three six-over-one double-hung wood windows are protected under the porch- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1935, Sanborn Maps

\*P7. Owner and Address:

OFARRELL

301 Larkin St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 301 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

roof. The projecting front wing has an identical ribbon of windows. An individual, narrow, two-over-one double-hung wood window accents the front façade near the front entrance. A decorative attic vent formed from stacked roof tiles is centered in the front gable end. The remaining original fenestration generally consists of six-over-one double-hung wood windows, but some have been replaced with aluminum sliders. On the south elevation, a sliding glass door leads to a small balcony with a metal balustrade. Also on the south elevation is a wood door next to a wood multi-pane window, providing access to the lower level. The two-story rear addition includes a two-car garage. Above the south-facing garage doors is the glass-enclosed porch.

A short concrete wall encloses a small front yard. The sloping driveway is located to the south of the residence; it provides access to the garage near the rear of the property.

The house is in good condition. It is representative of the Spanish Colonial Revival style that was prevalent in the Old Town Neighborhood during the late 1920s and 1930s, and has distinctive aspects to its design.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 309 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 309 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598568 mE/ 4051288 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Larkin St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

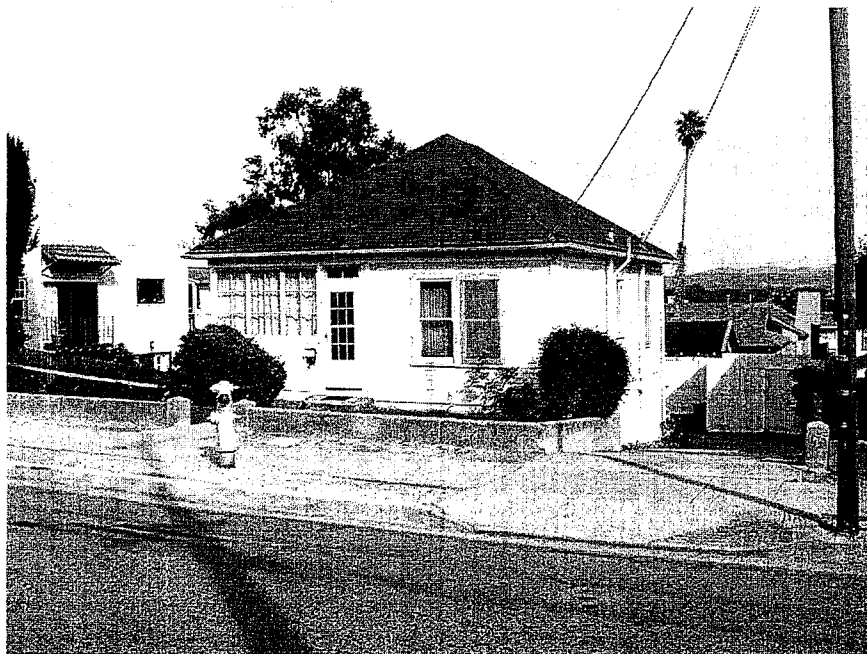
This American Foursquare house was constructed early during the development period of the Old Town Neighborhood, a small vernacular dwelling that replaced an earlier house that had been located directly to the north on a much larger parcel on Block 54 than exists today. The footprint of the house appears on the 1905 Sanborn Fire Insurance Map, but is not found on the earlier 1892 map. It appears from the building form and siding that the house was likely constructed slightly prior to 1905.

The building footprint is a slightly elongated square, with an offset porch inset into the building shape to the left and short rear wing at the northeast corner of the building. The roof is covered with composition shingles, and the building is clad with beveled drop siding. The eaves are enclosed and rise above a flat board frieze. The porch has b- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1904, Sanborn Maps

\*P7. Owner and Address:

Kathleen M. Cardinali Tr

86 Via Descanso

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 309 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

een enclosed with beveled siding similar but with smaller profile than the original siding, and fixed multi-pane windows. The house sits on a concrete foundation, and a small rounded concrete stoop is situated in front of the entry.

A front door with multi-pane windows and a two-lite transom above provide access to the enclosed porch. This door appears of recent vintage. Windows are one-over-one double-hung wood with large flat board trim.

An old garage is located to the rear of the building at the back property line, and an additional garage has been added since 1962 forward from this garage and along the south property line where it is accessed by a driveway.

The front yard is framed by a short concrete wall and at the break for the front walkway short concrete columns with diamond shaped tops frame the entrance. The property is in good condition. It represents the early period of development of the Old Town Neighborhood at the time that large blocks were beginning to be subdivided for future development, and is fairly unique within the area in which only a few foursquare buildings of this type remain.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 316 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 316 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598522 mE/ 4051289 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Larkin St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This large two-story Craftsman house was built sometime prior to 1912 on Lot 29 and a portion of Lot 27 of the 1906 Metz Subdivision of Block 58. The house is raised above sidewalk level with a large concrete retaining wall, as well as having a raised first floor, so creates an imposing presence on the streetscape. The house is front gabled with two projecting side dormers. The roof is covered with composition shingles and has deep eaves. Five triangular knee braces are located along the rake of the front gabled facade. The exterior wall is clad with beveled drop siding.

Entry to the house is by a side entry on the south elevation that is covered by a low-slope roof extension. The front façade has two symmetrically placed projecting windows that are braced and covered with small eyebrow roofs. The windows are tri-partite and have mul- (See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1911, Sanborn Maps

\*P7. Owner and Address:

John M. Koostra

316 Larkin St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 316 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ti-lite uppers. A similar window set but wider is located within the apex of the gable.

The front of the site is heavily landscaped and framed by a cast concrete wall with a stone pattern, framed at the ends and entry walkway by short capped columns. The building is in excellent condition and appears to have been recently renovated. Because of the renovation, it cannot be determined without an more intensive level of investigation the degree of integrity of the building to its original character and materials, however, it was constructed early in the development of the Old Town neighborhood and from the street maintains the basic appearance that it had when originally constructed.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 359 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 359 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598547 mE/ 4051226 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Larkin St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story stucco complex is a Bungalow Court, constructed sometime between 1926 and 1936 on Lot 7 of Block 54. The property is unique in the Old Town Neighborhood; a distinct building type that became popular in the early 1930s, but is not widespread in this immediate area. It contributes to the diversity of styles found in the Old Town Neighborhood as the area developed during the first half of the twentieth Century.

This Mission Revival-style complex has a U-shaped footprint that opens toward Larkin Street uphill, and slopes down to the rear where the apartment units are raised above a large, open archway that opens the complex to a private driveway facing Van Buren Street. At Larkin Street, the courtyard entrance is via a pair of curved concrete staircases; the courtyard itself slopes gently with a center lawn flanked by concrete. (See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1930, Sanborn Maps

\*P7. Owner and Address:

Kristene V. Pindar

359 Larkin St. #11

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 359 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ete walkways and foundation plantings. The building has a variety of roof forms, including simple gables that face Larkin Street, flat roofs with Mission-style parapets that step down along the side walls, and a cross-gable at the rear. Each doorway has a small shed or gable roof over its raised concrete stoop; the rooflets are supported by heavy, shaped cantilevered beams. Most of the windows have been replaced by vinyl sash, but the openings appear original, with recessed archways surrounding large units and small accent windows interspersed along the length of the courtyard. Over the rear tunnel is a cantilevered ribbon of original wood windows.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 366 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 366 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598515 mE/ 4051243 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Larkin St. between Scott and Franklin Sts.

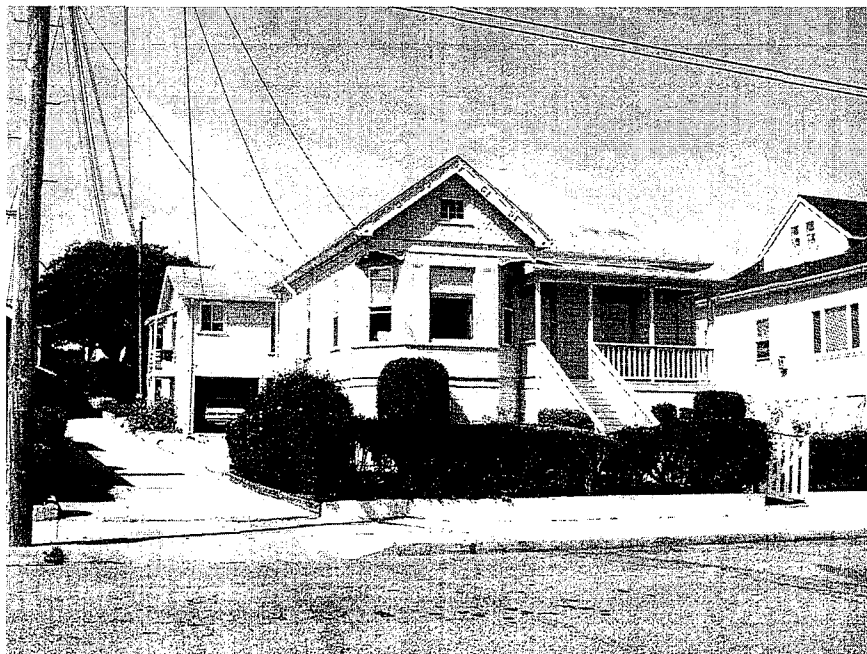
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Queen Anne cottage appears to have been built 1890s. It is located on Lot N of the 1906 Alexander Subdivision on Block 58, and probably pre-dated the subdivision unless relocated onto the site sometime between 1906 and 1912. The residence has a pyramidal roof with lower cross gables, including a projecting front gable typical of the style. The front gable covers a cutaway bay window while a lower shed roof covers the front porch that fills the "L" of the plan. The roof is covered in composition shingles and has boxed eaves. Fish-scale shingles clad the face of the gable; a series of rosettes decorate its rake fascia boards. A nine-pane fixed attic window is located in the gable. The house is clad in channel rustic siding and sits high on a basement wall. The high front porch has most likely been altered with new simple bal- (-See Continuation Form-)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1892, Sanborn Maps

\*P7. Owner and Address:  
Carmela R. Lucido Tr

10 Cedros Ave.  
Salinas, CA 93901

\*P8. Recorded by:  
L.Dill, F.Maggi, J.Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)  
Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 366 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ustrade and posts. A wood staircase with a simple square-post balustrade provides access to the porch.

Adjacent to the front porch is the angled bay window; it has curved corner brackets with a shell-like detail and small turned pendants. One-over-one double-hung vinyl replacement windows flank the large, central, fixed window with a heavy horizontal mullion. Framed wood panels flank each window in the bay. An individually placed, one-over-one double-hung wood window is located at the back of the front porch, adjacent to a new wood door with the original transom. The remaining fenestration consists of one-over-one double-hung vinyl windows and original one-over-one double-hung wood windows.

The property is surrounded by a curb-height concrete retaining wall with a small white gate set into a hedge. The front yard has simple landscaping of lawn and hedges. A driveway is located to the south of the residence which provides access to a small residence in the rear of the property.

The building is in good condition and was constructed early in the development of the Old Town neighborhood. Like many properties in the area, additional residential development has occurred on the property in contemporary times to increase the density of the property, although the expansion was done in a sensitive way that protected the historic character of the property from the public right-of-way.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 382 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 382 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598511 mE/ 4051222 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Larkin St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Craftsman house, built sometime between 1912 and 1926 on Lot G of the Alexander Subdivision of 1906 of Block 58, has a traditional front-facing double gable with an additional small projecting gable on the south side elevation. The lower front gable covers an enclosed entry porch that was originally a partially recessed and partially projecting open porch. Three triangular knee braces are located along the rake of each of the gable ends. The roof has wide eaves with exposed rafter tails and is covered with composition shingles. The gable ends are clad in shingles while the remaining exterior wall siding is bevel clapboard. Brick chimneys are located on the north wall and at the roof ridge.

New "used brick" steps with a metal balustrade lead to the paneled front door that has a wooden grille. Two substantial, square pos- (-See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1915, Sanborn maps

\*P7. Owner and Address:

Frances M. Russo Tr

74 Bartolomea Way

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 382 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ts support the porch gable. The porch has been enclosed with a series of 2x2-lite fixed windows with infill siding. The focal window in the front façade, next to the porch, is a tripartite wood window with a large one-over-one double-hung window flanked by two narrow one-over-one double-hung windows. The remaining fenestration in the residence is composed of one-over-one double-hung wood windows and small fixed wood windows.

The property has a small front yard with lawn which is surrounded by a low concrete curb with short, slightly pyramidal, corner pillars. A small one-car garage, built in a similar style to the house, is located at the rear of the driveway on the south side of the property. The building is in good condition and was constructed early in the development of the Old Town neighborhood.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 394 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 394 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598503 mE/ 4051197 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Larkin St. between Scott and Franklin Sts.

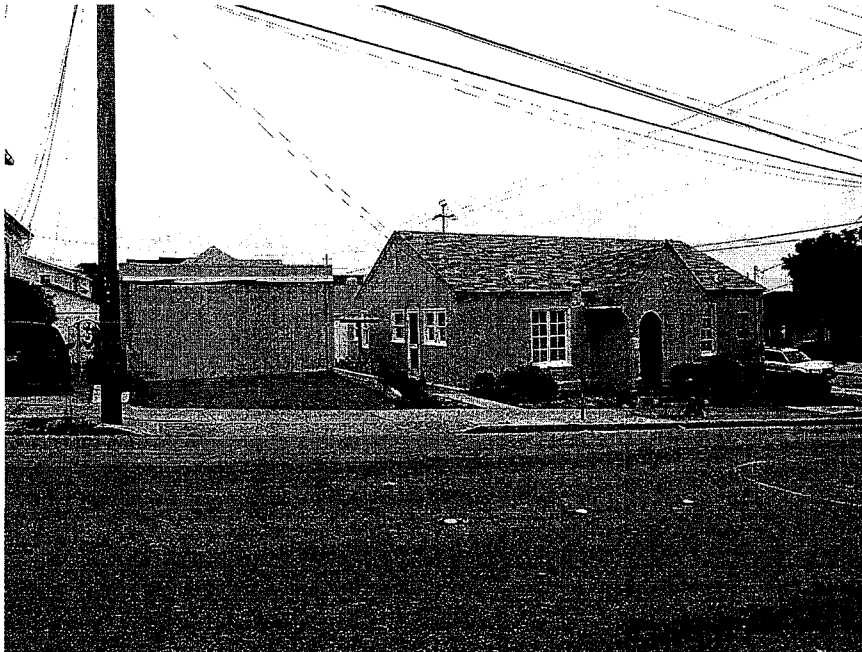
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property located at 392 Larkin Street is Lot F of the Alexander Subdivision of Block 58. It was developed in the Mission Revival style with Spanish Colonial Revival elements. The current owner of the property stated that this stucco residence was built in 1924 at the same time as 602 Franklin Street as a fourplex, although the 1926 Sanborn Fire Insurance Map doesn't show the footprint of these buildings. The property includes a side-by-side duplex that faces Larkin Street and a separate duplex with a front unit facing Larkin Street and a rear/side unit that faces Franklin Street. Between the buildings is a narrow driveway that divides the two properties and leads to a detached one-car garage at the rear of the units; a second driveway from Franklin Street accesses a separate two-car. For ease of understanding the configuration of the property, see Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca 1927, Sanborn maps

\*P7. Owner and Address:

The Matilla Gisele Ilbek

394 Larkin St.

Monterey, CA 93940

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 394 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

e duplex, the buildings will be discussed separately.

The duplex at 392 Larkin Street has a Mission Revival-style flat roof with a low, stepped parapet wall. At the center of the front façade is a small, projecting, front-gabled wing that includes the two entrances. The steeply gabled roof is covered with Spanish roof tiles and has no rake trim or eave overhang. A tapered chimney is located on each side of the building. On either side of the gabled projection is a bas-relief medallion centered above a tripartite ribbon of 2x3 casement or fixed windows.

The entry wing incorporates two flush front doors. One flat-arched door is asymmetrically placed in the front façade while the adjacent door faces south. Although both entries are accessed by identical, rounded concrete stairs, the southern unit has a raised patio behind a plain stucco wall, and the northern unit has a wooden balustrade across its front windows. The entry stairs have a metal handrail and there are wood balustrades at the landings; between the stairways is a raised concrete planter.

Two small accent windows are located in the entry area; an extremely narrow arched window is located on the front façade, lighting the south unit's entry area, and a rectangular fixed window is located on the north side. The remaining windows on the duplex are six-over-one wood double-hung windows and one-over-one wood double-hung windows.

The duplex at 602 Franklin was built in a unique representation of the Spanish Colonial Revival style. It has a simple rectangular plan with a moderately sloped gabled roof and two small, projecting porches; one faces Larkin Street, and the other fronts Franklin Street. These arcaded porches have steeply pitched roofs and a corbeled buttress detail under the eaves, which produces a somewhat Dutch effect rather than a traditional Mission Revival character. The duplex roof has shallow eaves with exposed rafter tails on the side elevations and shallow boxed eaves on the gable ends; it is covered in composition shingles. The main attic is vented by a narrow, rectangular recessed louver.

The Larkin Street entrance has a small concrete stoop enclosed by a solid balustrade and the stucco arcade; the steps are parallel with the face of the building. Concrete steps also lead to the Franklin Street porch although this larger porch has two sets of steps leading to the new wood front door. On this entryway is a detail of a single, recessed, turned-wood post, similar to a wood grill recessed on the adjacent façade. Centered in the gable end is a bas-relief medallion. Windows on this elevation are paired 2x4-lite casement windows while the remaining fenestration on this duplex consist of a variety of wood one-over-one double-hung windows.

The buildings are in good condition and were constructed consist with the growth of the Old Town Neighborhood during the first part of the twentieth century serving an influx of new residents. This property was specifically developed as a rental, a type of development that began to occur in the 1920s that pre-dated the intensive level of multi-family development that occurred later in the century.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1 \*Resource Name or #: (Assigned by Recorder) 404 Larkin Street

P1. Other Identifier: Dye-Larkin House

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 404 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598482 mE/ 4051150 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

Southwest corner of Larkin and Franklin Sts.

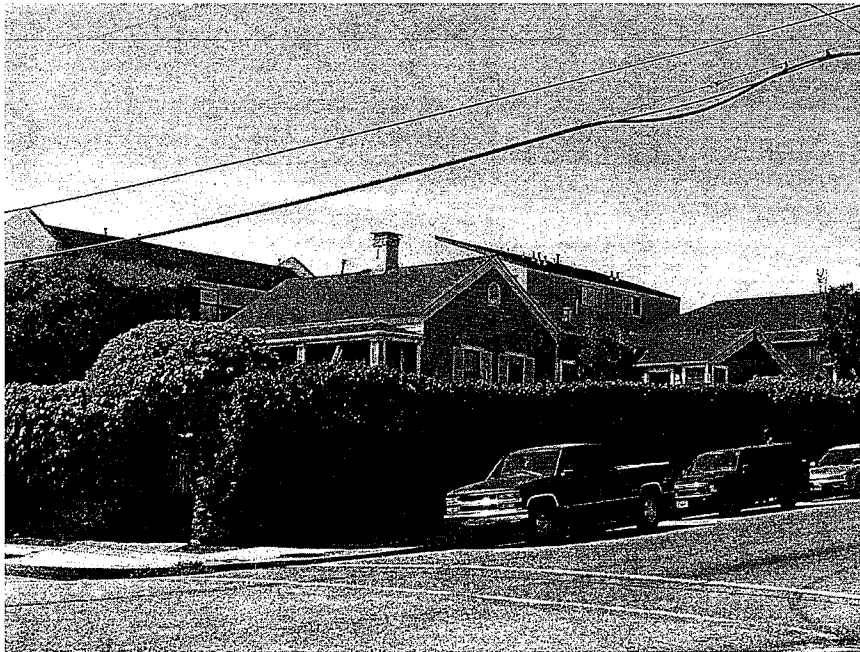
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This early Colonial Revival house is tucked behind high walls of Monterey Shale covered with foliage. The core of the house apparently is a mid-nineteenth century structure. It does not appear to have been researched and evaluated through a survey process, and is not listed on the state Historic Property Database. As a rare structure of this type, it warrants an intensive level investigation beyond what is possible within a reconnaissance survey. The house is hidden from view and cannot be described adequately from the public right-of-way. Additions have occurred in the twentieth century.

\*P3b. Resource Attributes: (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

Unknown

\*P7. Owner and Address:

Elizabeth W. Chen Tr

324 High St.

Monterey, CA 93940

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 428 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 428 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598486 mE/ 4051124 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

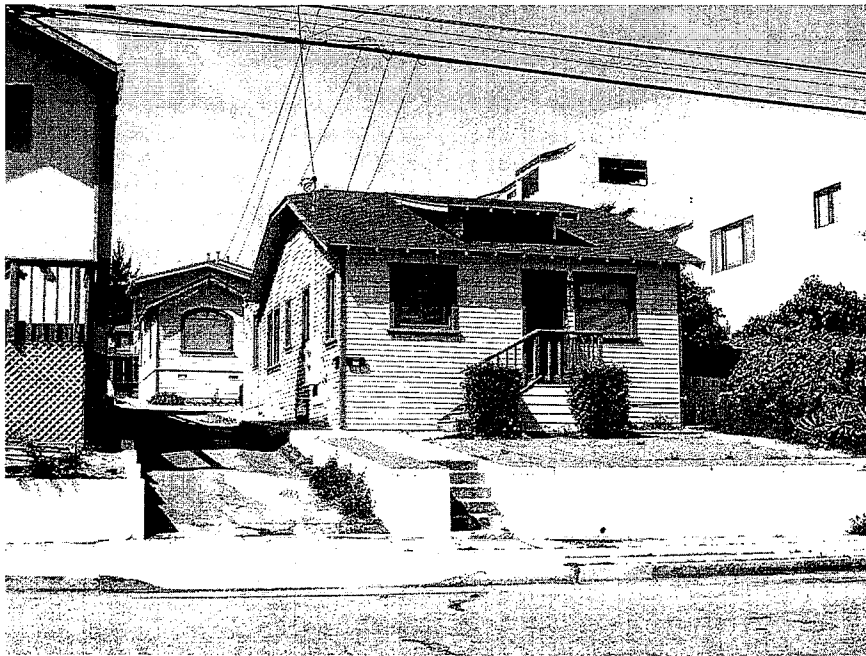
This small one-story Craftsman house, constructed sometime between 1912 and 1926, is located on the northerly portion of what was originally Lot 15 of Block 57. A similar house once sat on the south half of this lot but is no longer extant. The house is vernacular in design, a small dwelling that represents its era but in a subtle way. The house is rectangular in plan, covered by a simple side-gabled roof with clipped ends called jerkinheads. Centered on the front roof plane is a small shed dormer with small six small fixed windows. The siding appears to be a small profile lap siding, although the profile may be a version of drop siding.

The front door is offset to the right and is flush with the front wall, accessed by an uncovered porch with steps parallel to the front façade. Matching front windows flank the entry and contain orig- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1912, Sanborn maps

\*P7. Owner and Address:

Giuseppa DiMaggio

44 El Camino del Norte

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 428 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

inal Craftsman styled sash with a large lower single pane with 40-lite upper sash. The remaining windows on the building have original frames but the sash have been retrofit with aluminum sliders.

The early Sanborn map shows an inset porch on the left side of the building, which may have been filled in at a late time. The site contains an additional residential structure at the rear of similar vintage, and has similar character defining features leading one to speculate that it may be the house that was once located on the property to the south.

The front yard is raised above the sidewalk and lacks typical residential landscaping amenities.

The buildings are in good condition and at least the front one was constructed early in the development of the Old Town neighborhood. Like many properties in the area, additional residential development that occurred on the property in contemporary times was to increase the density of the property, although the added structure appears to have been relocated to the site and is similar in character.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 442 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 442 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598470 mE/ 4051082 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Larkin St. between Franklin and Jefferson Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

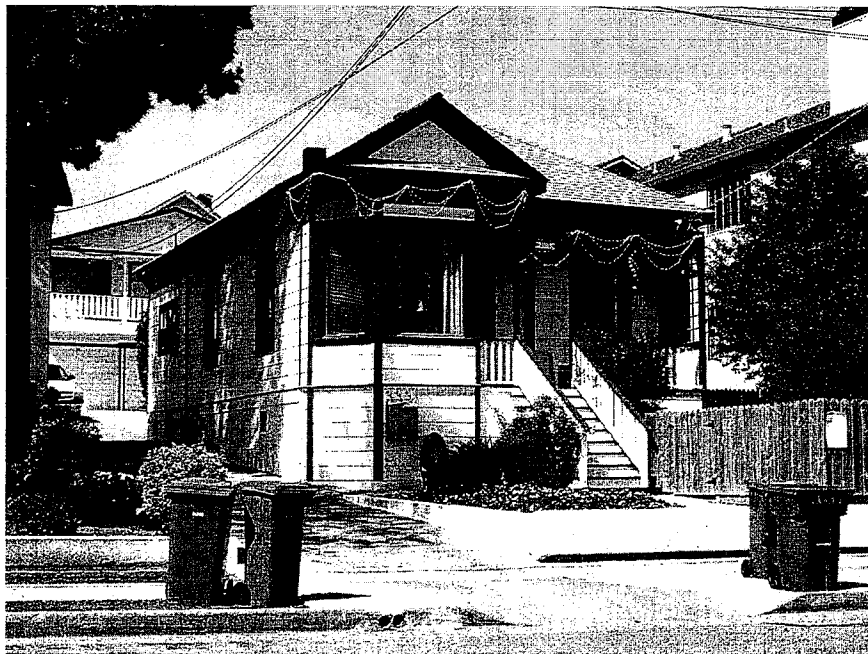
This raised one-story Queen Anne cottage is an 1890s structure. It is located on Lot 14 of Block 57. Sanborn Fire Insurance Maps show a house with a different front than that which is extant on this site. It is likely that the front of the house was remodeled to emulate a Victorian era Queen Anne structure, although the original house may have been more Italianate in design. There is no structure located on this lot on the 1892 Sanborn Fire Insurance Map. By 1905 a house is shown with a footprint that remains through 1962, at which time the additional structure at the rear had been added to the property.

The residence has a hipped roof with an offset front-gabled bay-window wing. A porch fills the remainder of the façade. The flat-roof front porch has two slender wood posts with jigsawed ornamental brackets. A large multi-pane window sh- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca 1895, Sanborn maps

\*P7. Owner and Address:

Giuseppe & Grazia Pennisi II

450 Larkin St.

Monterey, CA 93940

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 442 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ields the porch to the north and a wood staircase with a square-post balustrade provides access.

The house's boxed eaves have decorative brackets, somewhat Italianate in style. The house is clad in channel rustic wood siding, and its roof is covered with composition shingles. Patterned shingles clad the gable end.

A paneled wood door and individual fixed wood window are located on the front porch; most likely, the window originally had double-hung sash. The bay window has three fixed picture windows; presumably, these windows originally included double hung windows with a possible center focal window. The remaining fenestration is three-part aluminum windows along with some original one-over-one double-hung wood windows.

The property is surrounded by a low concrete retaining wall with a stone-face texture. A driveway is located to the south of the residence; it provides access to a new duplex in the rear of the property.

The house warrants further intensive level investigation to better understand its origins and changes in recent times.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 475 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 475 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598492 mE/ 4051027 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Larkin St. between Franklin and Jefferson Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This simple Queen Anne cottage was built in the 1890s sometime after 1892 on Block 56; it is one story at the front with a lower level at the rear. The residence has a gable-on-hip main roof with lower cross gables; a shed roof covers the projecting front porch. The roof is covered in composition shingles and has boxed eaves; fish-scale shingles clad the front-facing gables while octagon-patterned shingles fill the side gable. The house is clad in channel-rustic wood siding. A brick chimney projects from the north wall.

The front porch has three square posts with ornamental brackets that support the shed roof; it is enclosed by a simple post balustrade. The original wood door has raised panels and a transom above. Adjacent to the front door, under the porch roof, is an individual one-over-one double-hung wood window. Centered under the th- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1893, Sanborn Maps

\*P7. Owner and Address:  
Colleen & Butler Kenley Bell

475 Larkin St.  
Monterey, CA 93940

\*P8. Recorded by:  
L.Dill, F.Maggi, J.Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)  
Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 475 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

e projecting front gable is a paired unit of one-over-one double-hung wood windows. The remaining fenestration consists of similar wood one-over-one double-hung windows, small fixed windows, and new vinyl double hung windows.

The property is surrounded by a low rock wall and a white picket fence with an arbor at the entryway. The driveway passes the south side of the house as well as a mature tree at the rear.

The house is in good condition with most of its historic integrity intact. It is a rare house from the late nineteenth century when the Old Town Neighborhood first began to development.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 479 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 479 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598497 mE/ 4051019 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Larkin St. between Franklin and Jefferson Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Neoclassical cottage was built in the early 1900s before 1905 on Block 56. The residence has a hipped roof with bell-cast eaves and a front, hipped-roof dormer. The roof is covered with composition shingles and features deep eaves with decorative, rounded rafter tails. These rafter ends are also located at the dormer roof. The residence is clad in tri-beveled drop siding. A painted brick chimney projects from the ridge of the roof.

A brick path leads to the recessed front porch. Two round columns sit on the solid balustrade of the porch and support the roof. Two wood doors open onto the porch; one is the main entry while the other's use is not apparent. An individual one-over-one double hung vinyl window is located next to the front door. A similar one-over-one double hung vinyl window is located on the front facade. A - (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1901, Sanborn Maps

\*P7. Owner and Address:

Michael A. Rodrigues

479 Larkin St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 479 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

smaller double hung vinyl window is located in the roof dormer. Other windows throughout the residence are vinyl one-over-one double hung windows or fixed vinyl windows; they are all placed within the original wood window frames and have original casings.

The property is surrounded by a low stone. A driveway is located north of the residence.

The house is in good condition with most of its historic integrity intact although the loss of windows distracts from the historical character of the building. It is a rare house from the early twentieth century in the Old Town Neighborhood when it first began to develop.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 504 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 504 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598442 mE/ 4056972 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Larkin St. between Jefferson and Madison Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

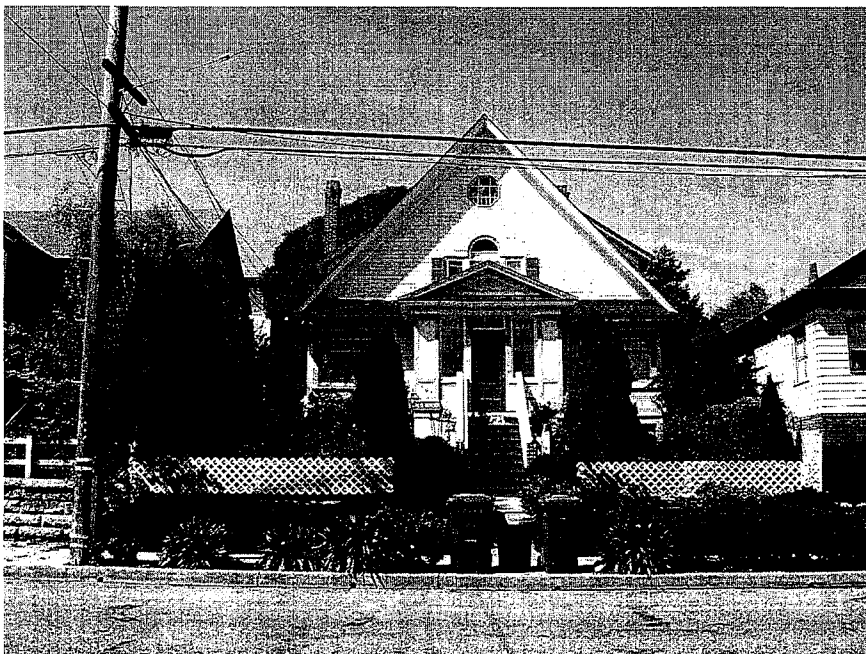
This two-and-one-half-story house at 504 Larkin Street was built between 1905 and 1912 on the south half of Lot 13 of the 1906 Rodricks Subdivision. It was designed in a transitional style with Shingle and Neo-Classical elements. The symmetrical residence has a commanding presence on the streetscape with its massing and raised setting. The residence has a moderately steeply pitched front-gable roof with a hipped roof band at the base of the main front gable, which extends forward into a projecting, pedimented porch. Steep shed-roofed dormers are located on both sides of the main roof. The residence has deep, boxed eaves, and the roof is covered with composition shingles.

Centered wood steps with a square-post balustrade lead to the front porch. Two large paneled pillars mark the corners of the porch; between the pillars, the porch is - (-See Continuation Form-)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1906, Sanborn Maps

\*P7. Owner and Address:

Martha L. Bender Tr

504 Larkin St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 504 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

enclosed by fixed windows which have a large pane with multi-pane windows across the top. The entry door is a simple glazed door with a multi-pane transom. Large, symmetrically placed, twelve-over-one double-hung wood windows flank the front porch. Above the porch roof, in the gable end, is a Palladian window with two small fixed windows surrounding an arched double-hung wood window. Two decorative wood shutters surround the fixed windows. A new vinyl octagonal window is located above the Palladian window. Two one-over-one double hung wood windows are located in each dormer. The remaining fenestration on the house matches the windows on the front elevation and one-over-one double hung wood windows.

The prominent gables and dormers are covered in wood shingles while the main body of the house is clad in tri-beveled drop siding. V-groove wood siding is located below the water table. A large brick chimney is located at the south wall and another is located at the roof ridge. Both chimneys have a decorative element applied to the chimney top.

The property sits above sidewalk level with a lattice fence atop the retaining wall. Brick steps lead to the entry to the main staircase. The building is in excellent condition and has expanded to the rear in recent times. It is a distinctive structure in the Old Town Neighborhood, appearing early during its development history.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 527 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 527 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598530 mE/ 4051112 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Larkin St. between Jefferson and Madison Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

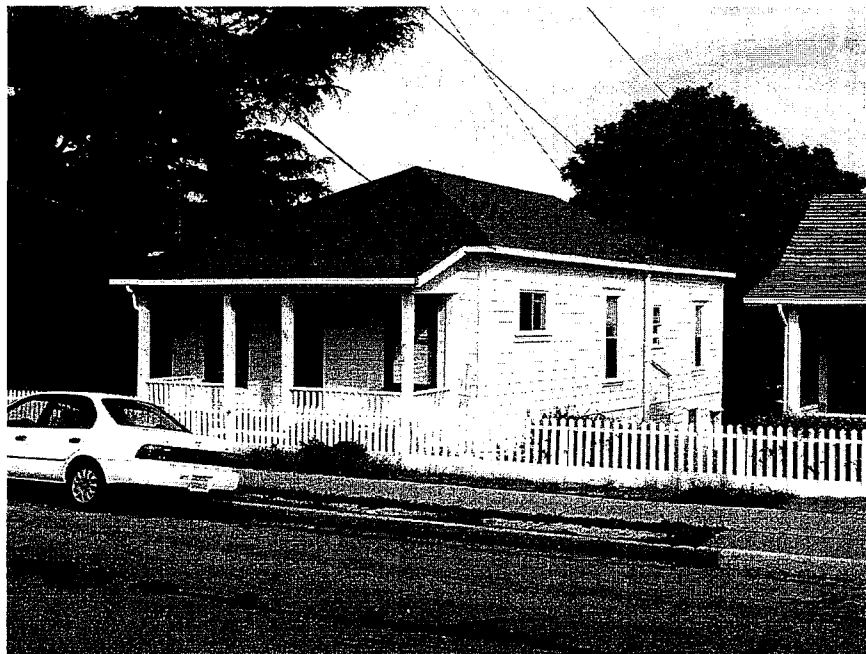
This simple, one-story National-style cottage was built sometime between 1884 and 1892 on Block 117. The original house was a bit smaller, the southeast rear corner expanded slightly prior to 1905. The cottage has a pyramidal roof that extends into a full-width shed porch roof. The front porch roof is not original, expanded in width sometime after 1925. The original building had no porch, but by 1905 a small covered area was centered in the façade which was later expanded to what exists now. The roof is covered with composition shingles and has shallow boxed eaves. The residence is sheathed in v-groove wood siding with flat-board corner trim.

Two wood steps lead to the front porch that is enclosed with an open, square-post balustrade. Four square posts, with trimmed-out capitals, along with two square pilasters, support the porch roof. (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1890, Sanborn Maps

\*P7. Owner and Address:

Thaddeus W. Sigourney

3615 Eastfield

Carmel, CA 93923

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 527 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

f. The wood front door has multi-pane lites. The front door is flanked by the original, individually placed two-over-two double hung wood windows. The door and window casings include simple architrave trim at the headers; the front window trim includes apron blocks. Other windows throughout the residence are one-over-one double hung aluminum windows and sliding aluminum windows, most within the original window openings and trim.

At the rear of the property and accessed off Union Street is a small cottage built on the site sometime after 1936.

The property is surrounded by a low concrete wall with a white picket fence. The house is in good condition. It reflects the some of the earliest development of the Old Town Neighborhood, constructed during the early days of subdivision prior to 1892.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 545 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 545 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598509 mE/ 4051053 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Larkin St. between Jefferson and Madison Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This simple, one-story National-style cottage was built sometime between 1884 and 1892 on Block 117. The cottage has a truncated pyramidal roof with a small hipped porch roof centered on the facade. A shed-roof addition is located at the rear of the house. The roof is covered with composition shingles and has boxed eaves. The residence is clad in v-groove wood siding with flat-board corner trim.

Two wood steps lead to the front porch that is enclosed with a square-post balustrade. The porch roof is supported by four posts and two pilasters with simple corbels. The rafter tails are exposed on the porch. A paneled-wood front door with a transom window provides access to the house. The front door is flanked by individually placed one-over-one double-hung aluminum windows set into the original wood frames and trim. Other windows through- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes)

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1890, Sanborn Maps

\*P7. Owner and Address:

Steven M. Avila Tr

619 Mar Vista Dr.

Monterey, CA 93940

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 545 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ut the residence are similar one-over-one double-hung aluminum replacement windows.

The property is surrounded by a low concrete wall with a white picket fence. To the rear of the house is a two-story garage that faces Union Street, and that appears to have been constructed sometime between 1912 and 1926.

The house is in good condition. It represents the early period of development of the Old Town Neighborhood at the time that large blocks were beginning to be subdivided for future development, and is fairly unique within the area in which only a few National style buildings of this type remain.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 555 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 555 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598401 mE/ 4050860 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Larkin St. between Jefferson and Madison Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

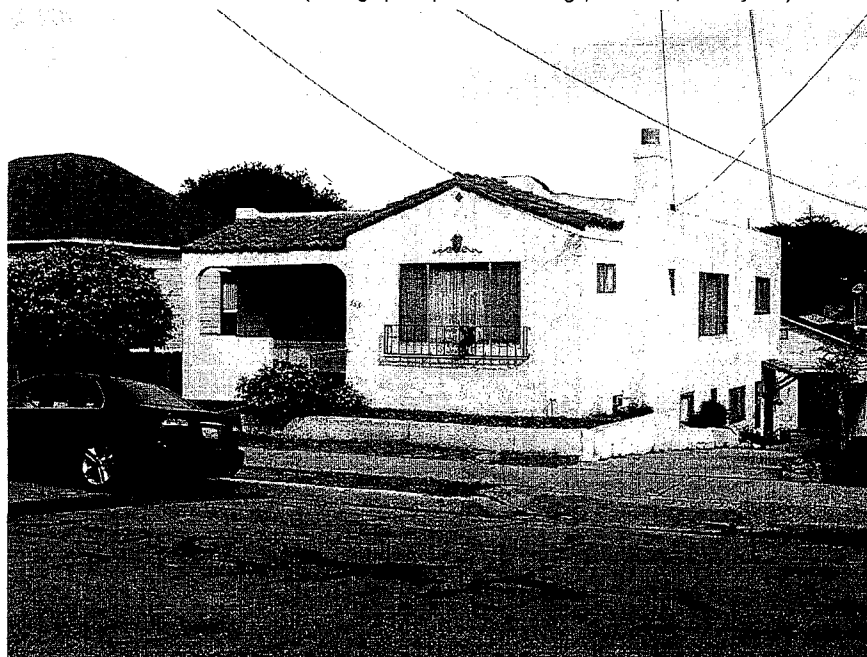
This Spanish Colonial Revival house was built sometime after 1936 within on Lot 13 of Block 52; it is a single story building at the front with an additional, lower, story at the rear. The house is flat roofed with a front gabled wing and a small shed-roofed porch. The flat roof of the house is surrounded with a low parapet with undulations and a battlement at one corner. The sloped portions of the roof are covered with Spanish tile, and the house is sheathed in stucco.

Access to the house is via an inset porch. The porch roof is supported by an integral stucco covered post with curved upper corners and a stucco covered porch wall. The sash of the windows have been replaced by single-pane aluminum windows. The remaining fenestration consists of aluminum sliding windows that appear to have replaced original wood windows; although in s- (-See Continuation Form-)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca 1936, Sanborn maps

\*P7. Owner and Address:

Anthony J. Ferrante

555 Larkin St.

Monterey, CA 93940

\*P8. Recorded by:

Leslie Dill

Architectural Historian

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 555 Larkin Street

\*Recorded by: Leslie Dill

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ome cases the wood frames remain extant.

A short concrete wall encloses a small front yard that is lightly landscaped. The sloping driveway is located to the south of the residence; it provides access to a garage at rear of the property constructed of and sided with wood.

The property is in fair condition. It is representative of the Spanish Colonial Revival style that was prevalent in the Old Town Neighborhood during the late 1920s and 1930s, and has distinctive aspects to its design, although the loss of windows has reduced it integrity significantly. It appears however that the changes may be reversible.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 562 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 562 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598840 mE/ 4050840 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Larkin St. between Jefferson and Madison Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Constructed sometime between 1926 and 1936 on Lot 8 and a portion of Lot 9 of the 1906 Rodricks Subdivision (Block 118), this imposing residence is Mediterranean Revival in style, a unique building within the Old Town Neighborhood. It sits high above the street behind a concrete wall that curves inward at the center, leading to concrete steps that lead to a patio area at the front of the residence. The two-story building is basically rectangular in shape with a moderately sloped hipped roof, and centered on the front façade is a two-story porch with entries on both the first and second level. This porch is covered with a hipped roof set slightly lower than the main roof above, both covered with wood shingles.

The wall cladding is stucco and the porch columns are blended into the wall volumes with the openings containing flattened arc- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1927, Sanborn Maps

\*P7. Owner and Address:

Robert E. Allen Jr.

856 Pacheco St.

San Francisco, CA 94116

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 562 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

hes with integral stucco capitals banded at the bases of the arches. A curved staircase of two flights rises to the left of the porch and contains a thin metal railing that is carried into the balustrades at the second level of the porch. The balustrade at the bottom level is solid merging with the stucco walls and columns.

Primary fenestration consists of arched wood windows with a center fixed pane of glass and multi-pane casements on each side. Remaining fenestration on the building is six-over-one double-hung wood windows or multi-pane fixed wood windows. The door at the top entry is arched matching the theme set by the front windows. Arches entries are located elsewhere on the building including within wing walls, typical of the Mediterranean style. A stepped brick chimney graces the north elevation, and on the south elevation the building protrudes beyond the basic rectangular form.

Landscaping consists of formal hedging and plants, typical of buildings on this genre, and the site appears well maintained and in good condition. Vehicular access is at the rear off of Ord Street.

The property is distinctive and somewhat unique for the Old Town Neighborhood, and represents an aspect of development along Larkin and Madison Streets where larger estate-style homes were built.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 570 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 570 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Larkin between Jefferson and Madison Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single family house is raised high above Larkin Street behind a tall wall at property line. Access from the street is via concrete steps at the north end of the property, and vehicular access is at the rear at Ord Street.

The house appears on this site sometime between 1901 and 1905, although its characteristics, particularly the two-over-two windows indicate an older building. It is configured as an American Foursquare house, with a porch wing at the rear and a symmetrical raised porch at the front. At the time of the survey, the building was undergoing remodeling, the front stairs removed, and new windows being inserted into the basement level. The windows in the front porch are not original, part of what was apparently an earlier remodeling.

It has wood drop siding and asphalt roofing. It is not known if the final results- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca 1902, Sanborn maps, 1901 Little map

\*P7. Owner and Address:

Michael & Aislinn Bellinger Tr

570 Larkin St.

Monterey, CA 93940

\*P8. Recorded by:

Leslie Dill

Architectural Historian

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 570 Larkin Street

\*Recorded by: Leslie Dill

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

of the remodeling will retain enough integrity that the building will be recognized as a historic resource. Additional investigation into the historic associations as well as the level of exist historic building fabric is warranted. The property is one of the earliest developed with the Old Town Neighborhood and is known as Lot 5 of Block 110.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 576 Larkin Street

P1. Other Identifier: None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 576 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598462 mE/ 4051040 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Larkin St. between Jefferson and Madison Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

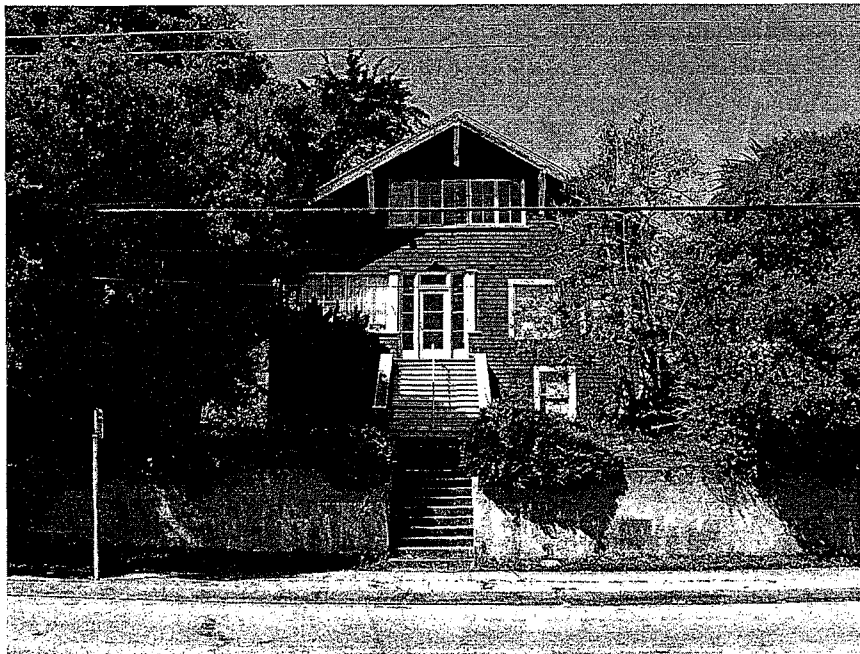
This large two-and-a-half-story Craftsman house built in the First Bay Tradition was constructed sometime between 1905 and 1912 on portions of Lots 5 and 6 of the Rodrick's Subdivision of 1906 (Block 118). The house is raised above sidewalk level with a large concrete retaining wall, as well as having a raised first floor, so creates an imposing presence on the streetscape. The house is front gabled with two projecting side dormers. The roof is covered with composition shingles and has deep eaves with exposed rafter tails. Five triangular knee braces are located along the rake of the gable ends. Knee braces are located in the dormers as well. The exterior wall is clad with dark wood shingles. A large brick chimney is located on the south wall.

Entry to the house is by a double-wide wood staircase enclosed by solid balustrades. A metal- (--See Continuation Form--)

\*P3b. Resource Attributes: (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca 1908, Sanborn Maps

\*P7. Owner and Address:

Frank A. Perry

PO Box 346

Carmel Valley, CA 93924

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 576 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

railing has been added to the center of the stairs. Two raised, square columns mark the entry to the previously recessed front porch which has been enclosed. The remainder of the porch is enclosed by large multi-pane fixed wood windows. On the other side of the front door are two individually placed, one-over-one double-hung wood windows. A smaller, one-over-one double-hung wood window is located in the cellar area below these two windows. Above the front door is a ribbon of five 2x3-lite wood casement windows. The remaining fenestration throughout the building is composed of similar one-over-one double-hung wood windows.

Vehicular access is via Ord Street at the rear.

The building appears in good condition and was constructed early in the development of the Old Town neighborhood. It is a distinctive design and a rare structure of the First Bay Tradition in Monterey.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 610 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 610 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598421 mE/ 4050925 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Larkin St. south of Madison St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

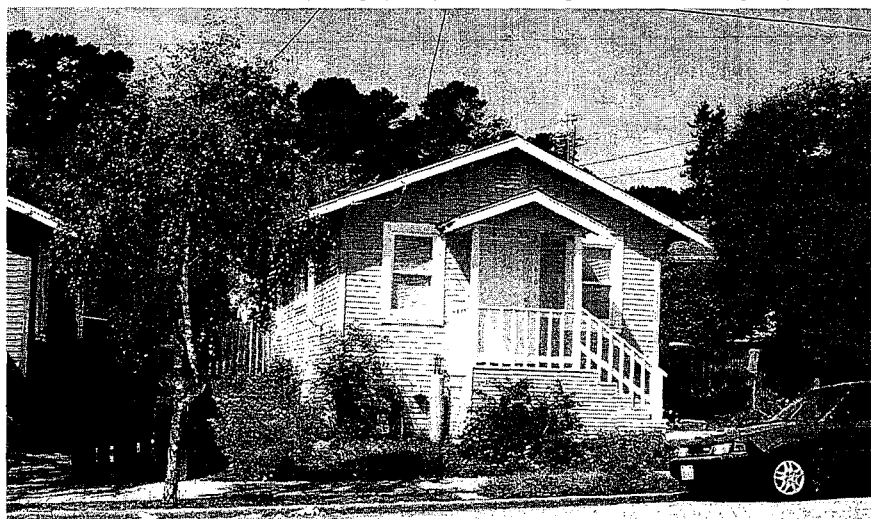
The properties located at 610, 612, and 614 Larkin are three identical cottages that were built between 1926 and 1936. The houses are vernacular one-story front-gabled Craftsman cottages with small, centered, projecting gabled porches. The roofs are covered with composition shingles and have deep eaves with exposed rafter tails. On the front elevations, the rakes feature diagonally elongated fascia boards. A square vent is located in the gable above each porch. The exterior walls are clad in dual-bevel wood drop siding. A brick chimney projects from each roof ridge.

Entry to the porches is via side wood stairs with wood-post balustrades. A pair of square posts support each porch roof. All of the houses have flush front doors, and all of the front façades have symmetrical, individual, one-over-one double-hung windows. The remainder of t- (-See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

1928, Sanborn Maps

\*P7. Owner and Address:

Wildrow Properties Limited Part.

PO Box S-3134

Carmel, CA 93921

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Mining Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 610 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

he fenestration consists of one-over-one, wood double-hung windows and some fixed wood windows.

Each property has a small front yard at sidewalk level. Two of the cottages are surrounded by wood fences, the other has an open yard. The integrity remains fairly good although some windows have been replaced, and as a grouping they present a unique character to the area. The condition of the properties remains good, and they are representative of vernacular cottages built in the Old Town Neighborhood during the first half of the twentieth century during its period of primary growth.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 612 Larkin Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 612 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598421 mE/ 4050925 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Larkin St. south of Madison St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

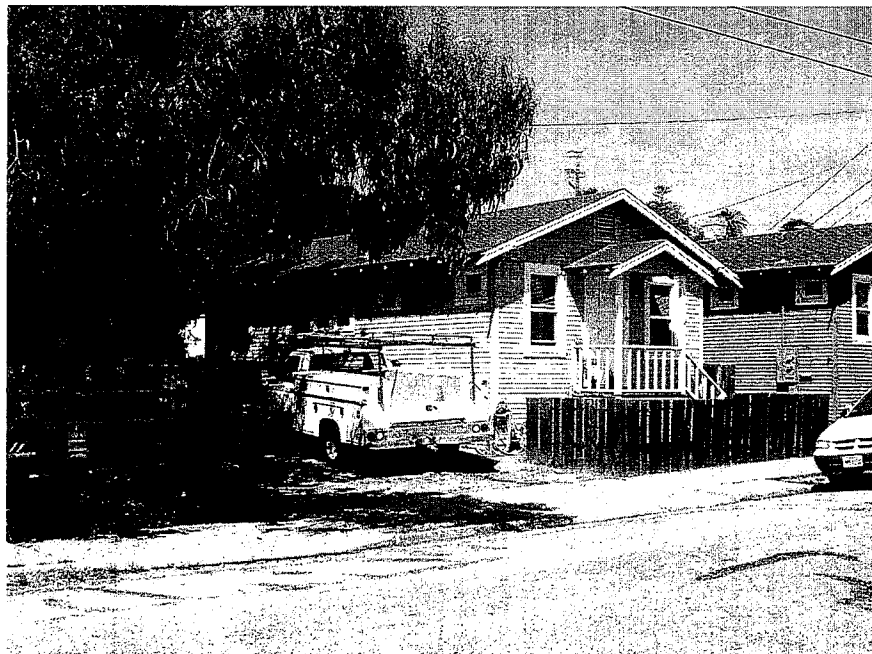
The properties located at 610, 612, and 614 Larkin are three identical cottages that were built between 1926 and 1936. The houses are vernacular one-story front-gabled Craftsman cottages with small, centered, projecting gabled porches. The roofs are covered with composition shingles and have deep eaves with exposed rafter tails. On the front elevations, the rakes feature diagonally elongated fascia boards. A square vent is located in the gable above each porch. The exterior walls are clad in dual-bevel wood drop siding. A brick chimney projects from each roof ridge.

Entry to the porches is via side wood stairs with wood-post balustrades. A pair of square posts support each porch roof. All of the houses have flush front doors, and all of the front façades have symmetrical, individual, one-over-one double-hung windows. The remainder of t- (-See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1928, Sanborn Maps

\*P7. Owner and Address:

Ronald L. Leidig

PO Box 5834

Carmel, CA 93921

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 612 Larkin Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

he fenestration consists of one-over-one, wood double-hung windows and some fixed wood windows.

Each property has a small front yard at sidewalk level. Two of the cottages are surrounded by wood fences, the other has an open yard. The integrity remains fairly good although some windows have been replaced, and as a grouping they present a unique character to the area. The condition of the properties remains good, and they are representative of vernacular cottages built in the Old Town Neighborhood during the first half of the twentieth century during its period of primary growth.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 540 Madison Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 540 Madison Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598457 mE/ 4050793 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

North side of Madison St. between Van Buren and Larkin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

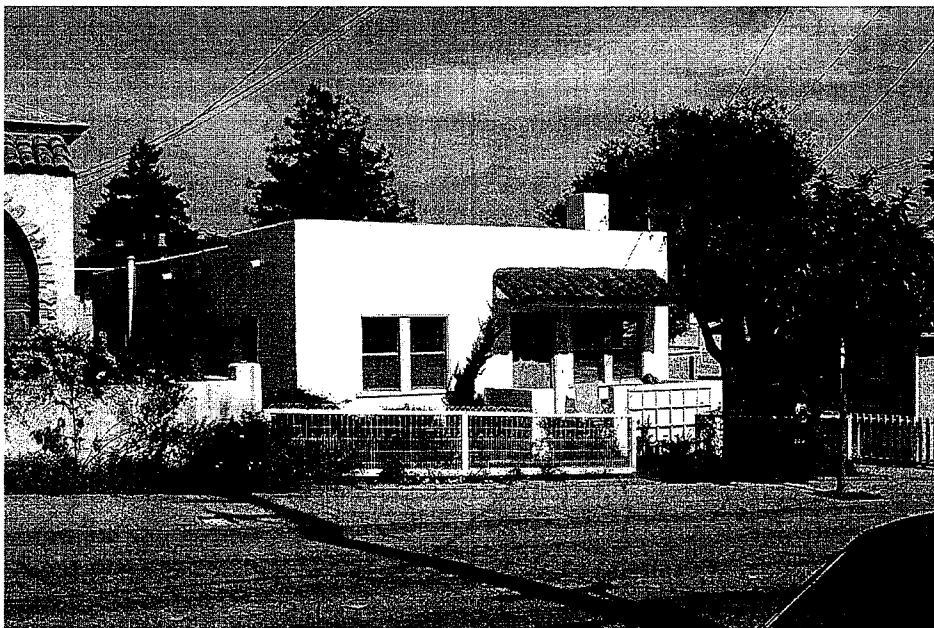
This single family residence, built between 1926 and 1936, is a vernacular Spanish Colonial Revival house. It is simple in design and layout, consisting of a rectangular shape and a flat roof with a short parapet. An integral stuccoed chimney is located on the east side, and a canopy roof covered with Spanish tiles is offset to the east over a small porch enclosed with a stucco wall.

The windows openings have wood frames, but the sash has been replaced with aluminum sliders. The front door is a simple wood slab. The loss of the original window sash has reduced the integrity of this building significantly, however, it appears reversible, and the house form retains the character of the historic resource. While vernacular in form and detail, the house is representative of construction in the Old Town Neighborhood during the 1930 period,- (-See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1932, Sanborn maps

\*P7. Owner and Address:

Nino Antonio Davi

1158 Shafer St  
Seaside, CA 93955

\*P8. Recorded by:

Leslie Dill  
Architectural Historian  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)  
Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 540 Madison Street

\*Recorded by: Leslie Dill

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

and contributes to the overall historic setting of the area.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 560 Madison Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey

and

(P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 560 Madison Street

City: Monterey

Zip 93940

d. UTM: (Give more than one for large and/or linear resources)

Zone 10S ; 598461

mE/

4050794

mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

North side of Madison St. between Van Buren and Larkin Sts.

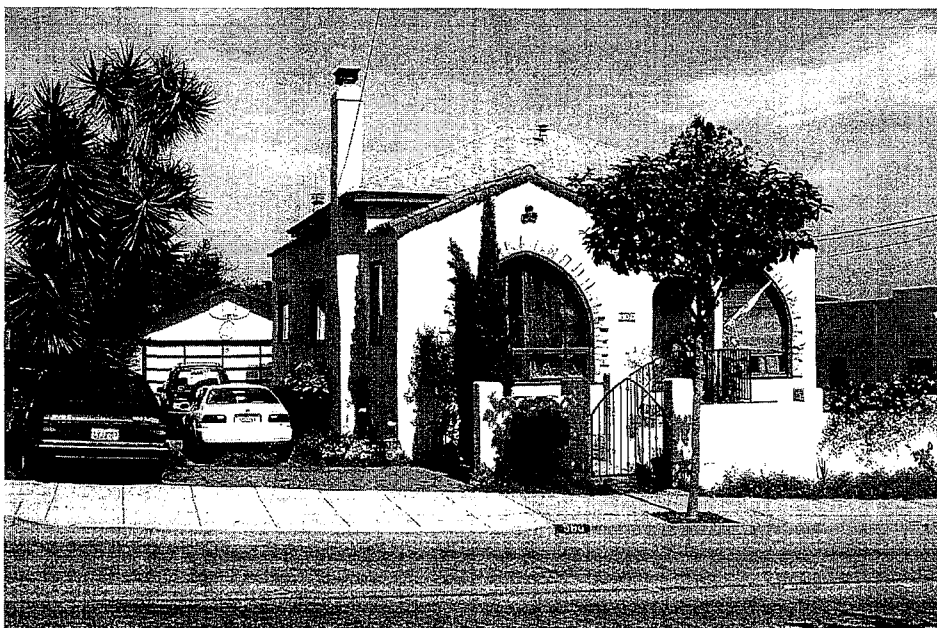
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Spanish Colonial Revival residence has been altered from a Victorian era house that was originally built between 1888 and 1892. It is located on Block 117 and predates the subdivision of the block during the early twentieth century. The alterations took place sometime between 1926 and 1936, and due to the alterations, it is difficult to determine the exact style of the original house. Early Sanborn Fire Insurance Maps indicate a National style house with a full front porch. To make the house appear Spanish Eclectic in style, the residence has been stuccoed, a new façade installed on the front and a tile roof added. Currently, the house has a steeply pitched hipped roof (original to the structure) with a small front gabled addition to the front. The original roof is sheathed in composition shingles while the addition is cov- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1890, Sanborn Maps

\*P7. Owner and Address:

Shirmaine Jones

560 Madison

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 560 Madison Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ered with scored Spanish roof tiles. The hipped roof portion of the house has boxed eaves. The house is sheathed in stucco. An exterior stucco covered chimney is located on the wall of the west elevation.

A small recessed arched porch provides entry to the house. A small staircase with a metal balustrade leads to the wood front door. The front façade of the house has two large parabolic focal windows. These fixed wood windows are divided into three parts. These windows are tabbed with Monterey Shale stone which has been placed around the window surround. Located over one of the parabolic windows are three round roof vents. The remaining windows on the residence are aluminum sliding windows.

A low retaining wall of varying heights separates the house from the sidewalk. The wall is sheathed in stucco to match the exterior of the house. Landscaping consists of bushes and a few trees. A driveway which leads to a modern garage is located to the west of the residence.

The property appears to be in good condition. Although altered in a way that does not appear to be reversible, the new design is now historically significant in its own right, as good example of Spanish Colonial Revival architecture with use of local Monterey Shale stone. As such, it is consistent with development during the major period of development of the Old Town neighborhood, and contributes to the neighborhood setting.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 660 Madison Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 660 Madison Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598345 mE/ 4050859 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

North side of Madison St. between Ord and Watson Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This pre-1912 large Craftsman Bungalow with Neoclassical elements was built on Lots 2 and 3 of the 1906 Rodricks Subdivision of Block 118. It is two-stories in height, and sits behind a large formal yard shielded from public view by a tall fence at the public right-of-way. It is a distinctive house that was undergoing renovation at the time of this reconnaissance survey.

The scale of the house and its placement along Madison St. in this vicinity provides associations that should be investigated at the intensive level. A more complete description from the public right-of-way should take place prior to completion of this survey.

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1910, Sanborn Maps

\*P7. Owner and Address:  
CRISAN

660 Madison St.  
Monterey, CA 93940

\*P8. Recorded by:  
L.Dill, F.Maggi, J.Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)  
Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 660 Madison Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

P3a. Description (continued):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 681 Madison Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 681 Madison Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598311 mE/ 40550831 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

South side of Madison St. between Herrmann Dr. and Monroe St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This stucco house was built in the Spanish Colonial Revival style sometime between 1926 and 1936 on Lot 9 of the R. C. Jacks Subdivision No. 1. The left portion of the façade shows a cross-gabled roof, and the right portion of the façade has a front facing gable. This gable covers an arched entryway covered with Spanish roof tiles. The roofing system for the whole house appears to have similar roof tiles. The house has two chimneys: a large tapered chimney with decorative inset panels is prominently placed on the front façade, and another chimney is located on the west wall. This secondary chimney has an arched elaborate chimney top.

Entry to the house is via the covered porch. Two pillars and two pilasters form the arch arcade and porch. A paneled wood door provides entry to the residence. Two two-part wood multi-pane casement windows. (See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes)

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1932, Sanborn Maps

\*P7. Owner and Address:

Richard D. & Norma L. Mayer

681 Madison St.

Monterey, CA 93940

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 681 Madison Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ws are located adjacent to the front door. Symmetrically placed above the arcaded porch are two medallions with bas-relief silhouettes. Above these medallions is an arched decorative tile roof vent. This vent, along with the inset panel in the chimney, the chimney top on the west eave, the wing wall and the arcaded porch, all contribute to the thematic character of the house that exploits the use of the arch in its stylistic imagery. Located on either side of the prominent front facade chimney are two large two-part wood multi-pane casement windows. A large arched fixed window is located on the east elevation. The remaining fenestration on the residence is similar multi-pane casement or multi-pane fixed wood windows. A wood paneled garage door is located under the casement windows on the east side the house. This is accessed by a steep driveway.

The front yard is landscaped with palms and shrubs. A short wood fence surrounds the front yard and two stone pillars of Monterey Shale are located at the front gate marking the entrance.

The house is in excellent condition and contributes to a setting of well designed homes along the southerly side of Madison Street in the vicinity that developed in the 1930s. This particular property is distinctive for the architectural qualities of the residence.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 699 Madison Street

P1. Other Identifier: None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 699 Madison Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598310 mE/ 4050038 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

South side of Madison St. between Hermann Dr. and Monroe St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story L-shaped stucco house was built in the Monterey Colonial Revival style sometime between prior to 1926 on Lot 8 of the R. C. Jacks Subdivision No. 1. The front-gabled façade of the two-story section of the house is set forward from a one-story flat roof wing extension to the east. The larger section of the house, two-stories in height, has a cantilevered second-story balcony which is covered by a Spanish tile roof. A stucco chimney is located on the north wall of the one-story front wing.

Entrance to the house is via walkway which leads to the front door. This arched front door is set in a protruding wing wall. Multi-pane casement wood windows are located adjacent to the front entry. Above the front entry is the second story balcony. Wood posts with corbels support the porch roof. A turned post balustrade encloses th- (--See Continuation Form--)

\*P3b. Resource Attributes: (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

0

\*P7. Owner and Address:

GARRONE

699 Madison St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 699 Madison Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

e porch. A wood door, flanked by multi-pane casement wood windows, is located on the balcony, and a large arched, fixed wood window is located on the east elevation of the flat roofed wing. A multi-pane casement wood window is also located on the wing. The remaining fenestration on the house is similar casement and fixed wood windows, all appearing to be original to the building.

The house is surrounded by a stucco retaining wall. The front yard is landscaped with fruit trees and flowering shrubs. A driveway to the east of the house provides access to the rear of the property and to a small outbuilding.

The house is in excellent condition and contributes to a setting of well designed homes along the southerly side of Madison Street in the vicinity that developed in the 1920s and 1930s, this house being one of the earliest constructed. This particular property is distinctive for the architectural qualities of the residence.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 701 Madison Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 701 Madison Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598289 mE/ 4050843 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

South side of Madison St. between Herrmann Dr. and Monroe St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story house at 701 Madison was built in the Spanish Colonial Revival style sometime after 1926. It is located on Lot 7 of the 1921 R. C. Jacks Subdivision No. 1. It has heavy textured stucco walls. The house is one-story in the front with a second-story addition at the rear. The original structure has a flat roof surrounded with a short wall parapet. The second-story has a gabled roof. It could not be determined what roof covering exists on the addition. A small protruding porch is covered by a flat roof with a parapet wall. Below the parapet wall is a gabled element which consists of a row of roof tiles. There is a tapered stucco chimney located on the west wall and another chimney at the ridge of the roof.

Entry to the house is via a sloping walkway which leads to arched entryway. A wood paneled door that appears original to (See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1930, Sanborn Maps

\*P7. Owner and Address:

Robert J. Wecker

701 Madison St.

Monterey, CA 93940

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 701 Madison Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

o the building provides access to the residence. Two two-part fixed multi-paned wood windows are located on either side of the arched porch. The two-part window to the east is the focal window. This window is surrounded by ornate spiraled columns and a bas relief medallion is located above the window. This window is further detailed by the gabled covering of roof tiles. Below the gable is a cylindrical roof vent. The remaining windows on the residence are of a similar two-part multi-pane casement type or wood double-hung windows. The rear of the residence has a large balcony which overlooks the back yard.

The residence sits lower than street level and is heavily landscaped with trees and shrubs. A tall simple post fence surrounds the property which provides further privacy. To the east of the residence is a driveway which leads to a carport.

The house is in excellent condition and contributes to a setting of well designed homes along the southerly side of Madison Street in the vicinity that developed in the 1920s and 1930s.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 733 Madison Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey

and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 713 Madison Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598353 mE/ 4050828 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

South side of Madison St. between Herrmann Dr. and Monroe St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story L-shaped English Cottage style residence located at 733 Madison Street appears to have been built sometime in the 1930s. It is located on Lots 4 and 5 of the 1921 R. C. Jacks Subdivision No. 1. A stucco clad house, it is front-gabled with a hipped roof covering an octagon shaped one-story wing to the east. A one car garage is attached and offset to the front right of the main facade. The roof is sheathed with wood shakes and has slightly overhanging eaves. An exterior stucco chimney is located on the front elevation of the east wing.

Access to the house is via a concrete pathway which leads to the front French doors. The front facing gable has two two-part multi-pane casement windows. The remaining windows on the residence are similar multi-pane casement wood windows and multi-pane fixed wood windows. Shutters surround - (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1930, Sanborn Maps

\*P7. Owner and Address:

Margaret M Wiegand Tr

3 La Cintilla

Orinda, CA 94563

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 733 Madison Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

all windows. The one-car garage has an arched opening which accommodates the garage door.

An low rock wall of Monterey Shale surrounds the residence and the established garden. A simple wood fence sits on the rock wall and a wood gate provides access to the property.

The house is in excellent condition and contributes to a setting of well designed homes along the southerly side of Madison Street in the vicinity that developed in the 1920s and 1930s. It is similar in design to Monterey Colonial Revival residences of the period, although because this house subtle in detail and lacks the typical Spanish detailing, it is closer in style to the English Tudor style found more commonly in nearby Carmel.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 877 Madison Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 877 Madison Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598186 mE/ 4050943 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

South side of Madison St. west of Monroe St.

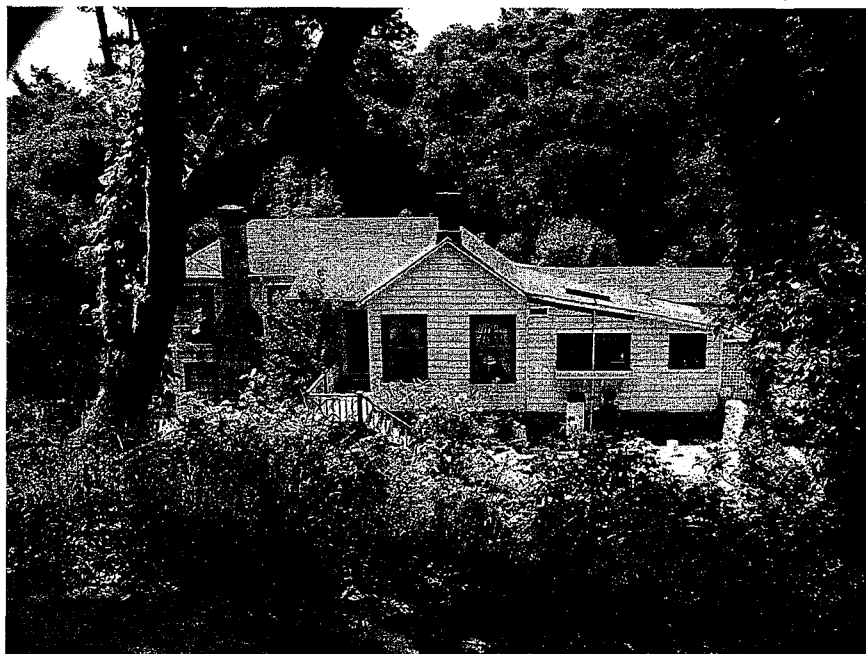
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The date of construction of this two-story Neoclassical style house was not determined as a part of this study. The property is located within the 1884 Johnson Addition on lots 5 through 10, and on the 1926 Sanborn Fire Insurance Map a small building is shown located at about the center of the existing residence. It is difficult to determine the original configuration of the house which was probably National Style in form, but currently that extant building is a front facing T-shape which has been added to with various shed roof additions. The house is cross-gabled with a hipped roof over one section of the house. An entry porch and new front entry (which was most likely originally a secondary entrance) are shed roofed. In this area a skylight has been added. The roof is sheathed in composition shingles and has boxed eaves. The house is - (See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1884, Sanborn Maps

\*P7. Owner and Address:

Le Roy B. Martelli

8302 53rd Street Ct W

University Place, WA 98467

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 877 Madison Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

s clad in channel rustic siding with a brick on bottom of portions of the residence. A large brick chimney is located on the north wall of the east wing. Another chimney is located on the ridge of the roof and may be the original chimney to the original dwelling.

The house seems to have two entries. A more formal entry is on the north elevation which has a brick staircase with a turned post balustrade. This leads to the paneled front door. A shed roof covers this entrance. Another entry is on the west elevation which has a new arbor marking the entry. This recessed entry is covered by a shed roof. Both entries are via the driveway which is the only way to access the house from the street. Most of the windows on the residence are six-over-six double hung wood windows. Other fenestration consists of multi-pane fixed wood windows and multi-pane casement wood windows.

The property sits in a gulch surrounded by dense vegetation however new homes are located across the street from this property. A large paved driveway provides access to the residence. Two stone pillars mark the entry to the property on the street. An open shed garage is located on the property as well.

It cannot be determined from casual observation the origins or periods of construction for this residence. It warrants further investigation, and although expanded, the original house is potentially an early historic resource in the larger context of Monterey's history. It may have pre-dated Johnson's Addition, and does not appear to be directly associated with development of the Old Town Neighborhood during its period of significance.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 225 Monroe Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 225 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598404 mE/ 4051512 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Monroe St. north of Wainwright St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This house was built sometime before 1912 on Lot 4 of the Bagby Subdivision of 1903. A small vernacular house with ornate Victorian era details which may or may not be original to the building, it represents the small houses built in this early subdivision in the early development of the Old Town Neighborhood.

The house is rectangular in shape and has a hipped roof. The front entry is inset into the roof shape and located at the front right of the façade where a small porch is tucked into the building form. The front façade contains a complex arrangement of multi-pane Craftsman style windows; a set of five vertical panels that are four-over one topped by a wide narrow transom that extends over the porch.

The building contains a mix of components throughout the building envelope which would require more detailed investigation to de- (—See Continuation Form—)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1905, Sanborn Maps

\*P7. Owner and Address:

Maria Teresa Speciale Tr

236 Clay St.

Monterey, CA 93949

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 225 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

termine what is original to the structure. The original property has been split, and the subject property now has an L shape that wraps around the apartment complex to the south. The rear of the property has a two-story apartment structure that was designed to mimic some of the details of the older house. Vehicular access is off of Eddie Burns Lane at the rear.

The house is in moderate to good condition. Although use of the property has been increased with the additional units, the original house remains a rare part of the early development of the Old Town Neighborhood, and the later additions are consistent with the process of development during the later part of the twentieth century.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 232 Monroe Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 232 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598465 mE/ 4051501 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Monroe St. north of Wainwright St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Minimal Traditional style residence located at 232 Monroe was built on portions of Lots 3, 4, and 5 of the Hartnell Subdivision of Block 70 (later 72). The site was developed sometime after 1936. The residence has a hipped roof with a slightly protruding front gable. A shed roof covers the porch. The roof is sheathed in composition shingles and has unenclosed eaves with exposed short rafter tails on the side elevations. The house is covered with stucco. The house retains its original windows.

Access to the house is via concrete steps with a horizontal wood post balustrade which leads to a partial width porch. Three corbeled posts support the porch shed roof. A wood post balustrade surrounds the porch. A wood door with small window provides entrance to the house. The front facing gable has an arched fixed focal window. - (-See Continuation Form-)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and  
Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1938, Sanborn Maps

\*P7. Owner and Address:

Nino Campagna Tr

22610 Gallant Fox Rd.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 232 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

Mullions divide the window into six panes which form an inverted U shape. Above the arched window are three round roof vents. An identical arched window is located on the porch. The remaining windows on the residence are wood one-over-one double hung windows.

The front yard is nicely landscaped with shrubs and groundcover. A driveway is to the south of the residence and provides access to the original garage at the rear of the property. The building is in good condition and was constructed late in the development of the Old Town neighborhood during its period of historic significance. Like many properties in the area, additional residential development has occurred on the property in contemporary times to increase the density of the property, although the expansion was done in a sensitive way that protected the historic character of the property from the public right-of-way. The addition, constructed prior to 1962, is access off Anita Street.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 241 Monroe Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 241 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598850 mE/ 4051450 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Monroe St. north of Wainwright St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This small one-story Spanish Colonial Revival residence located at 239 Monroe was built sometime between 1926 and 1936 on Lot 6 of the 1903 Bagby Subdivision. A cross gabled house with a front offset wing that has a gabled front, the roof is covered with what appears to be original scored Spanish tile. A shed roof covers the small porch. The house is sheathed in heavy troweled, and an exterior stucco chimney is located on the wall on the north elevation.

Access to the house is via concrete steps which lead to a small porch with a solid balustrade and a stucco post supporting the roof. An original Craftsman wood door provides entrance to the house. The protruding front facing gable has an arched fixed focal window. Above the arched window is a tiled decorative vent. An identical arched window is located on the other side of the po- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1930, Sanborn Maps

\*P7. Owner and Address:

Kuar Pal Singh

574 Watson St.

Monterey, CA 93404

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 241 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

rch. The remaining windows on the residence are wood double hung windows.

The front yard is trimmed with brick, and a short brick wall lines the front façade where flowers have been planted. The building appears in excellent condition, although the landscaping appeared to be undergoing renovation at the time of the property survey.

The property has been merged with the house to the south. The house is one of two identical cottages originally built on separate lots sometime before 1912. The southerly of these two remains on a separate parcel. Both houses have been re-clad with stucco and all the windows replaced. A large apartment complex is located in the rear of the property which is accessed off Eddie Burns Lane.

Although the property has increased in density with modern construction and the older house lacks integrity to its early detail, the Spanish Colonial Revival house has integrity to its circa 1930 construction and is representative of development in the Old Town Neighborhood during the 1930s.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 275 Monroe Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 275 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 578370 mE/ 4051430 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Monroe St. north of Franklin St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

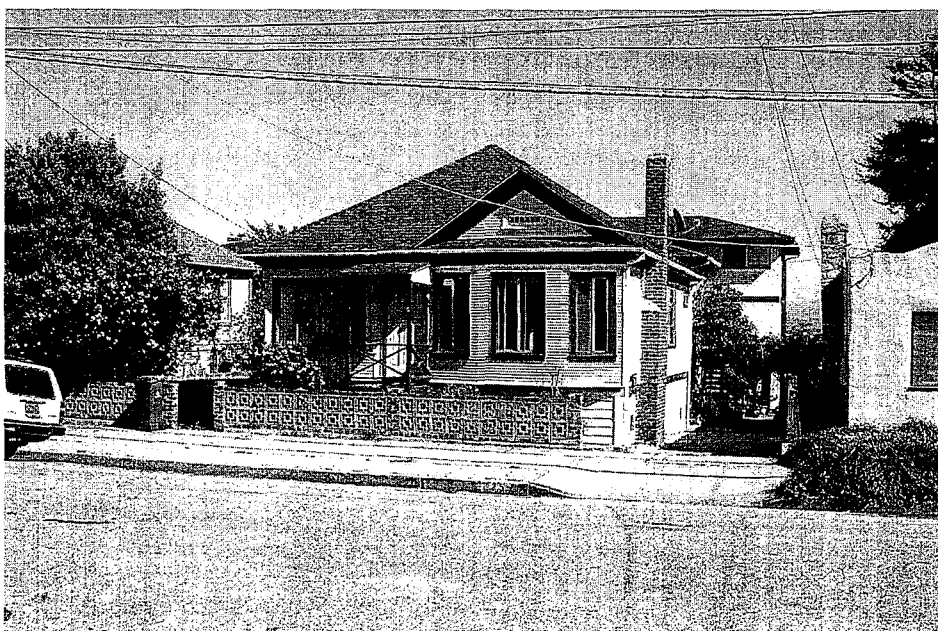
This property contains a pre-1912 house that was constructed on Lot 12 of Block 67 (1908 Martin Subdivision). It is Neoclassical in design, but has been substantially modified in the recent past as a part of renovation of the property that includes an additional building on Eddie Burns Lane. The house has an offset front wing with a gabled front set below a predominately hipped roof. The porch to the north of the wing has been enclosed and a new front door added. The original turned posts are still visible at the corner of the building and adjacent the door. A new porch has been installed above reconstructed front steps.

The renovation apparently included re-siding of the stem wall, although the original beveled drop siding appears to be original on the building. Original windows have been removed and replaced with aluminum sliders. - (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1906, Sanborn maps

\*P7. Owner and Address:

Thomas & Speranza F. Giacalone

275 Monroe St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 275 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

The building was constructed early in the development of the subdivision, and although modified significantly contributes to the historic character of the Old Town Neighborhood.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 287 Monroe Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 287 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598366 mE/ 4051409 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Monroe St. north of Franklin St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Mission Revival house was built sometime between 1926 and 1936 within on Lot 14 of Block 67 (1908 Martin Subdivision); it appears that an earlier smaller house had existed on this site as of 1926. It is a single story building, generally rectangular in shape, and an addition to the rear. It has a driveway located on the south side of the building. The house is flat roofed and the parapet rises to a flattened arch to the north of the entry providing the signature Mission Revival image. The mass of the stucco walls extends out and wraps the entry alcove, capped by a thin sloped roof that angles up to the north. An integrated stucco chimney is located on the south elevation of the building, and a smaller chimney is located on the north elevation.

Most of the sash of the windows are wood, although it cannot be determined to what ex- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1932, Sanborn maps

\*P7. Owner and Address:

Anthony Giacalone

226 Dundee Ct.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 287 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

tent replacements have occurred.

A small front yard lacks landscaping.

The property is in fair condition. It is representative of the vernacular Spanish Eclectic buildings built in the Old Town Neighborhood during the mid 1920s to 1930s, and has distinctive aspects to its design, although simple in execution. Modifications appear to be reversible.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1 \*Resource Name or #: (Assigned by Recorder) 323 Monroe Street

P1. Other Identifier: None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 323 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598467 mE/ 4051348 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Monroe St. north of Franklin St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

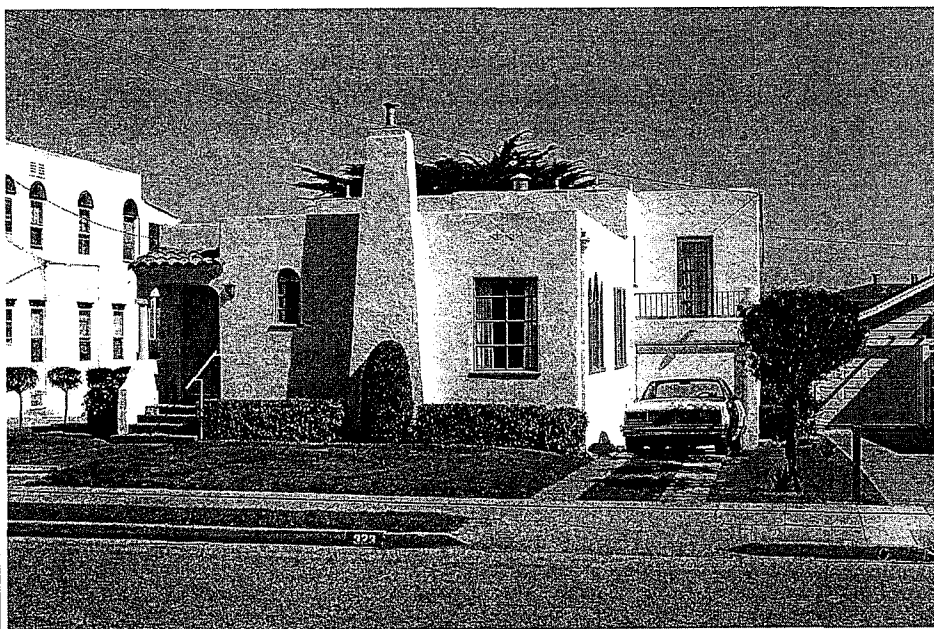
This two-story house was built in the Pueblo Revival style on the southern portion of Block 67 sometime before 1926. The residence has a flat roof with a small parapeted wall that surrounds a built-up roof. A shed roof with Spanish roofing tiles covers the small porch. A small bay window is located on the north elevation. The house is sheathed in stucco, and a tapered chimney is also covered in stucco that sits in the center of and dominates the front façade.

Entry to the house is via a concrete walkway which leads to the shed roofed arched entryway. A rounded post with flat capital supports the shed roof at the outside corner. A solid stucco balustrade partially encloses the porch area which leads to a wood paneled front door that appears original to the building. The front elevation has two windows, a small arched fixed multi-pane w- (--See Continuation Form--)

\*P3b. Resource Attributes: (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca 1925, Sanborn Maps

\*P7. Owner and Address:

Josephine Asluy

323 Monroe St.

Monterey, CA 93940

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 323 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

indow and a larger multi-pane window that flanks the chimney. Above the large multi-pane window are two delicate decorative roof vents. The second story is in the rear of the house and has a small balcony over the garage. A single multi-pane door leads to the balcony with a metal balustrade. A four-over-four double hung window is located adjacent to the balcony. On the south elevation is a three-part arched window. This window has a large arched multi-pane fixed window flanked by two smaller arched windows. The bay window on the north elevation has three multi-pane fixed windows. Also on this elevation is a secondary entrance to the residence. The remaining windows are wood double-hung type or multi-pane fixed windows.

Subdued landscaping consists of lawn with hedges bordering the residence. The driveway is located on the south side of the residence.

This property is a rare and distinctive rendition of the Pueblo Revival style, and the most articulated of all the examples in the Old Town Neighborhood. It appears to have been architect designed, and exhibits architectural qualities that distinguish it from other more vernacular examples in the neighborhood. The property is consistent with development in the neighborhood during the 1920s and 1930s as the residential underwent development.

224



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 335 Monroe Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 335 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598371 mE/ 4051362 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Monroe St. north of Franklin St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Spanish Colonial Revival house was built sometime after 1936 on Lot 32 of Block 67 (the 1908 Martin Subdivision); it is a single story building at the front with an additional two story second residential building at the rear that is accessed from Eddie Burns Lane. The original house appears to have a flat roof with shed roofs over the volumes on the front and side. The front wing has a gabled roof with prominent open rafter tails that extend beyond the eave line. The sloped portions of the roof are covered with Spanish tile, and the house is sheathed in stucco. A stucco chimney is located adjacent the north elevation.

Access to the house is via a covered porch tucked in the corner of the front wing and south front façade wall. A large circular foyer is meshed into this juncture that rises above the roofline and is covered by tile. (---See Continuation Form---)

\*P3b. Resource Attributes (List Attributes and codes) HP03 HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1937, Sanborn maps

\*P7. Owner and Address:

William M. Kucher

PO Box 2641

Carmel, CA 93921

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
Artifact Record Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 335 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

x Continuation      Update

**P3a. Description (continued):**

e in a cone shape. A lower subsidiary tile covered canopy surrounds the exposed portion of this rounded foyer below the eaves and is also covered with Spanish tile. Most of the original wood sash of the windows have been replaced by what appear to be vinyl inserts, however, the main window on the front wing appears to be original and has an arched transom with fan-shaped muntins.

The inner front yard is framed with a stucco covered wall with metal gates, and the landscaping between the wall and the street consists of formal plantings.

The property is in very good condition. It is representative of the Spanish Colonial Revival style that was prevalent in the Old Town Neighborhood during the mid 1920s to 1930s, and has distinctive aspects to its design, although the loss of windows has reduced its integrity significantly. It appears however that the changes may be reversible. The additional residential units at the rear do not distract from the historical character of the original residence at the street.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 326 Monroe Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 326 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598310 mE/ 4051349 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Monroe St. between Hellam and Wainwright Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story house was built prior to 1912 on Lot 25 of the 1905 Hellam Subdivision of Block 70. A Neoclassical Revival styled residence, the building has a prominent hipped roof with offset wing to the left with a front facing gable. The roof is covered with composition shingles and the eaves are boxed in. The building clad in beveled drop siding that runs the full height of the walls

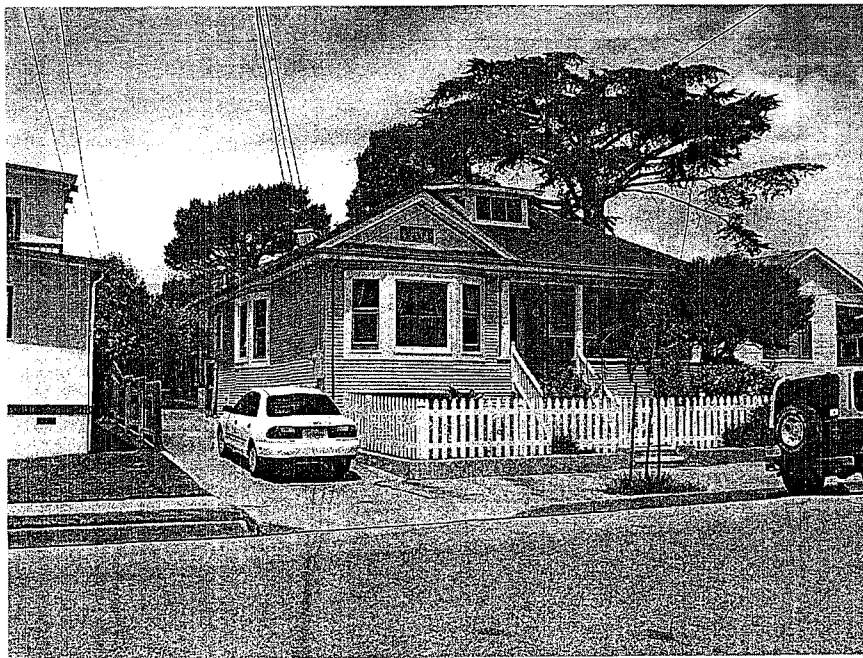
A horizontal eave line wraps the building and shields a rectangular house volume with an offset from porch and cantilevered angled bay. The porch is framed by thin Tuscan columns. The porch is approached with a wide set of wood steps framed with what appears to be renovated or replacement rails.

Fenestration consists of what appears to be original frames but replacement windows. The front and left side bays are tri-partite in grouping, and the win- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1908, Sanborn Maps

\*P7. Owner and Address:

Martin J. & Carol Hewitt-Brej

326 Monroe St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 326 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

dow within the porch is fixed. A small horizontal window is centered in the gable end of the front wing. Centered on the roof is a small shed dormer with a three-pane window, this dormer likely not original to the building.

The property is in good condition and surrounded by a concrete retaining wall at the front with a wood picket fence. Landscaping consists of small shrubs and a large tree on the north side of the property. Vehicular access is via a driveway on the south side of the building, but there is no garage at the rear. Even with window changes, the house retains its pre-1912 character, and is representative of the early development of the Old Town Neighborhood.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 355 Monroe Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 355 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598342 mE/ 4051319 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Monroe St. north of Franklin St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

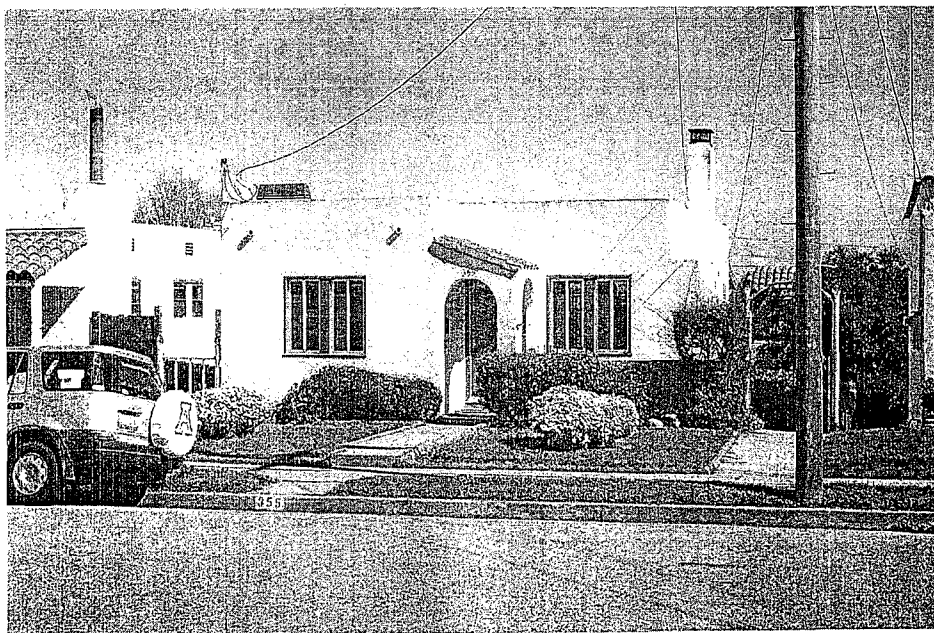
This Spanish Colonial Revival house was built sometime prior to 1926 on portions of Lots 26 and 28 of Block 67 (1908 Martin Subdivision); it is a single story building at the front with an additional residential structure at the rear that appears on the 1962 Sanborn map. The house is flat roofed with a front gabled wing and a small shed-roofed porch. The sloped portions of the roof are covered with Spanish tile, and the house is sheathed in stucco.

Access to the house is via a porch tucked in the corner of the front wing and main façade wall to the south. The porch roof is supported by integral stucco walls with two arched openings. The front stucco wall continues into the front yard creating a private front patio, and the south façade wall also continues beyond the building line spanning a pedestrian opening. Stucco covered chimneys - (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP03 HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca 1924, Sanborn maps

\*P7. Owner and Address:

Josephine L. Troia

2861 Ransford Ave.

Pacific Grove, CA 93950

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
Artifact Record ☐ Photograph Record ☐ Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 355 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

rise high above the parapets.

The sash of the windows have been replaced by single-pane aluminum units.

A small front yard is lightly landscaped. The property appears in good condition. It is representative of the Spanish Colonial Revival style that was prevalent in the Old Town Neighborhood during the late 1920s and 1930s, and has some distinctive aspects to its design, although the loss of windows has reduced it integrity significantly. It appears however that the changes may be reversible.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 371 Monroe Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 371 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598334 mE/ 4051277 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Monroe St. north of Franklin St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Spanish Colonial Revival house was built sometime prior to 1926 on a portion of Lot 26 of Block 67 (1908 Martin Subdivision); it is a single story building at the front with an expansion area to the rear of the original structure. The 1962 Sanborn map only shows a small garage located at the rear of the parcel on Eddie Burns Lane. The house is flat roofed with a front wing. Entry is to the side of the house within a small thin porch that is capped by a Spanish tile feature. The house is sheathed in stucco, and the parapet has tile coping. Two stucco chimneys protrude prominently from the roof. To the rear of the side entry is a stucco wing wall that arches outward towards the property line.

The two picture windows at the front of the building are framed with wood sash. It cannot be determined if this is original, as they are not- (See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP03 HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca 1924, Sanborn maps

\*P7. Owner and Address:

Harry Ferrante

371 Monroe St.

Monterey, CA 93940

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 371 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

x Continuation      Update

**P3a. Description (continued):**

typical of the style and the stucco surrounds appear to have been patched.

A small front yard is lightly landscaped. The property appears in good condition. It is representative of the Spanish Colonial Revival style that was prevalent in the Old Town Neighborhood during the mid 1920s to 1930s, and has some unusually distinctive aspects to its design in its simplicity.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 372 Monroe Street

P1. Other Identifier: None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 372 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598412 mE/ 4051288 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Monroe St. between Franklin and Hellam Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Craftsman house was built on Lot 9 and part of Lot 10 of the 1905 Hellam Subdivision of Block 70. It appears on this site prior to 1912 in a slightly smaller footprint, with the entry wing on the left side of the façade clipped back to the basic rectangular footprint of the building and with a recessed front porch at this location. The entry wing was added by 1926. The building has a hipped roof with the side gabled wing covering an enclosed front porch. Originally a single family residence, the house has been divided into apartments. The roof is covered with composition shingles and has a wide unenclosed eave overhang with exposed rafter tails. The exterior wall cladding is d shingle siding. A stucco covered chimney is located near the ridge of the roof.

Concrete stairs with a metal balustrade lead to the enclosed front- (--See Continuation Form--)

\*P3b. Resource Attributes: (List Attributes and codes) HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

ca 1908, Sanborn Maps

\*P7. Owner and Address:

Gary A. Walter

3021 Owen Ave.

Marina, CA 93933

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 372 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

t porch. A multi-pane French door provides access to the apartment in the front of the residence. One six-over-one fixed wood window is located adjacent to the French doors. Two four-part windows are located on the front elevation, which serve as focal windows. These thin windows are four-over-one casement windows. Remaining fenestration throughout the residence is composed of similar six-over-one wood windows, one-over-one fixed windows and single-pane hopper windows. Access to the other apartments is via a side entrance on the north side of the building. A paneled door provides entrance to this apartment. Another door is located on the lower part of the north elevation which provides entrance to the garden apartment.

The property has a small front yard which is surrounded by a concrete retaining wall. A driveway is located to the north of the property which provides access to the one car open garage.

It is difficult to determine if the current building reflects the original design. However, the addition was done by 1926, and the house appears to be a fairly good rendition of a Craftsman cottage of the First Bay Tradition. It is a unique historic resource in the Old Town Neighborhood and appears to reflect the period of significance when the neighborhood grew during the first half of the twentieth century.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 377 Monroe Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 377 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598330 mE/ 4051281 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Monroe St. north of Franklin St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

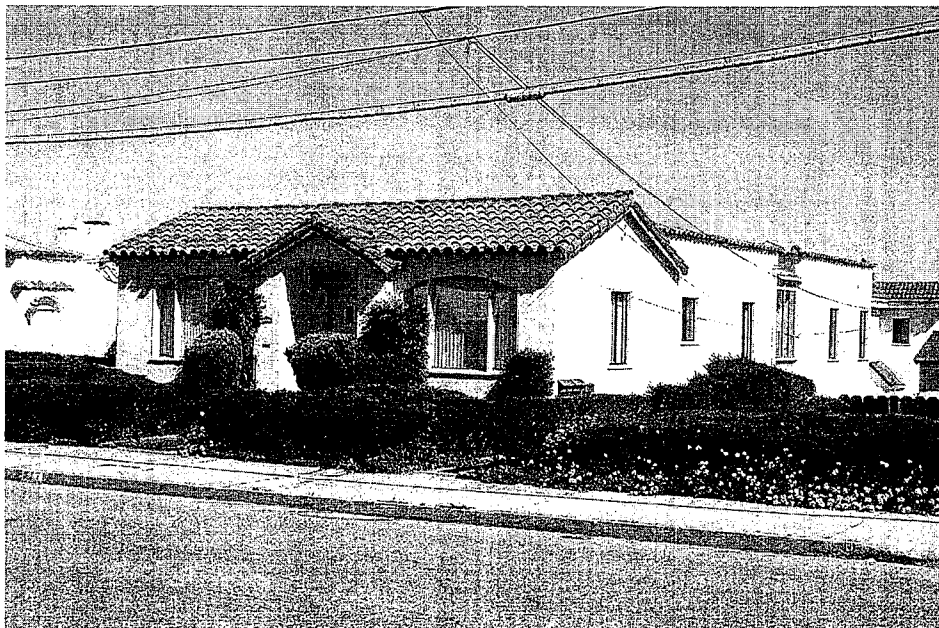
This Spanish Colonial Revival house was built sometime between 1926 and 1936 on Lot 24 of Block 67 (1908 Martin Subdivision); it is a single story building at the front with an additional expansion area to the rear and a second residential structure located along Eddie Burns Lane. The house is flat roofed with a front cross-gabled section and a small front gabled recessed entry alcove. The sloped portions of the roof are covered with Spanish tile, and the house is sheathed in stucco. The porch sits in a symmetrical façade and is framed by wall protrusions that enlarge the mass associated with the entry area. The wood door appears original to the building.

The sash of the windows have been replaced by what appear to be single-pane aluminum units, although the front façade retains original tripartite picture windows with flattened arc- (-See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP03 HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1932, Sanborn maps

\*P7. Owner and Address:

Vito J. Spataro Tr

2170 Tripani Cir

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 377 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

hes.

A small front yard is landscaped with shrubs. The property appears in good condition. It is representative of the Spanish Colonial Revival style that was prevalent in the Old Town Neighborhood during the late 1920s and 1930s, and has some distinctive aspects to its design, although the loss of windows has reduced its integrity significantly. It appears however that the changes may be reversible. The additions have been done in a way that preserves the historic character of the building from the street.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 382 Monroe Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 382 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598408 mE/ 4051267 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Monroe St. between Franklin and Hellam Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

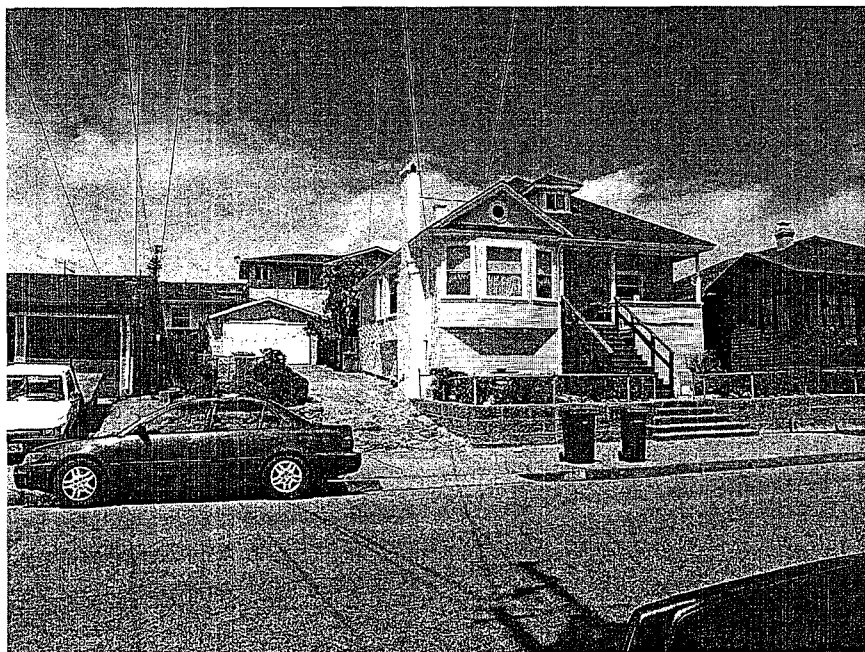
This Neoclassical Revival style house was built on Lot 8 and a portion of Lot 7 in the 1905 Hellam Subdivision of Block 70. It was constructed sometime prior to 1912. The residence has a hipped roof with a protruding front facing gable and a hipped roof dormer. The roof is covered with composition shingles and has boxed eaves. The residence is sheathed in tri-beveled drop siding. A painted brick chimney with a pedimented chimney cap is located on the south elevation. Another brick chimney is located near the roof ridge.

Entry to the residence is via a recently constructed wood staircase with a simple balustrade which leads to a recessed front porch. Three thin Tuscan columns support the porch roof. A wood glazed front door provides access to the house. A new vinyl one-over-one double hung window is located next to the front door. Loca- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1907, Sanborn maps

\*P7. Owner and Address:

Jack Kay Lew

382 Monroe St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 382 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ted adjacent to the front porch is a cantilevered angled bay window with one large fixed window flanked by two new vinyl double-hung windows. A small fixed round window is located above these windows in the gable. Below the angled bay window are two simple brackets. Another identical bay window is located on the south elevation. On the front elevation, underneath the bay window and the porch is evidence of windows which have been removed. The window openings have been concealed with siding. Other windows throughout the residence are new vinyl one-over-one double hung windows.

The property sits slightly above sidewalk level with a short concrete retaining wall and concrete steps leading to the residence. The front yard contains some landscaping of lawn and shrubs. A driveway is located to the south of the residence which provides access to the front gabled garage in the rear of the property.

The property is in good condition and although has undergone some recent modifications still continues to reflect its historic character as a part of the early development of the Old Town Neighborhood.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 402 Monroe Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 402 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598281 mE / 4051207 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

Southwest corner of Monroe and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

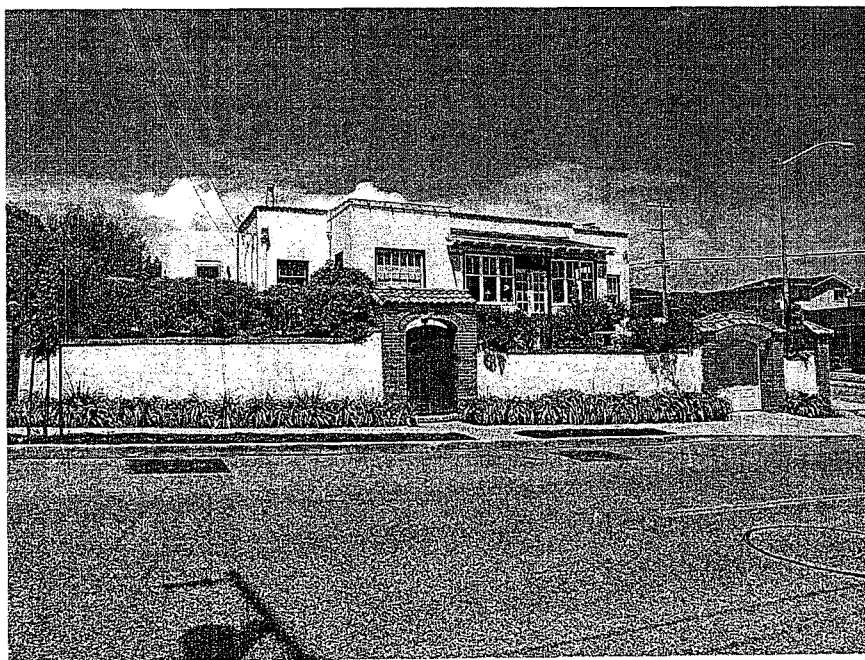
This one-story stucco house was constructed sometime prior to 1926 on what appears to be the 1906 Mack Subdivision of Block 69. Built in the Mission Revival style, the basic house has a rectangular footprint with variations at the front and an addition at the rear that provide a complex interplay of forms. The roof is flat and has a low parapet edged with Spanish tile. One section of the roof is covered with corrugated plastic siding. A shed roof sheathed in rolled composition roofing covers the enclosed front porch. The front porch has wide overhanging eaves with exposed rafter ends. A large tapered stucco chimney is located on the north eave wall.

Entry to the house is via stairs with a wood railing. The stairs lead to the enclosed front porch. Entry to the enclosed porch is by French doors. The porch is enclosed by nine two-over-o- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both  
ca 1922, Sanborn Maps

\*P7. Owner and Address:  
Cynthia H. & Rocco M. Brown

402 Monroe St.  
Monterey, CA 93940

\*P8. Recorded by:  
L. Dill, F. Maggi, J. Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)  
Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 402 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ne fixed wood windows. Two piers with brick details support the shed roof of the porch. To the south of the porch is a large fixed window with three two-over-one wood windows. To the north of the porch is two four-over-one double hung wood windows. The remaining fenestration on the residence is similar four-over-one double hung wood windows. A secondary door is located to the south of the front porch as well. A decorative scupper is located on the front elevation. It appears the other scuppers may have been removed.

The property sits raised above street level and is surrounded by a large stucco wall with brick coping. The wall is interrupted by an arched gate which is surrounded by an arched brick entryway. This is covered with Spanish tiles. The wall is again interrupted by the garage which is surrounded by brick piers and is covered with Spanish tile. A brick pier with Spanish tile is located on the north side of the house as well. The front yard is nicely landscaped with hedges, ground cover, and small trees.

The house appears to have only had additions on the Monroe St. side and along the south elevation from its original footprint. The property appears to be in very good condition. It has a strong presence at the intersection of Monroe and Franklin Streets, an important historic reflection of the early development period of the Old Town Neighborhood.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 1S

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 410 Monroe Street

P1. Other Identifier Finch Fleischer House

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 410 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598368 mE/ 4051160 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Monroe St. between Franklin and Jefferson Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 1870 Colonial Revival house was evaluated and placed on the National Register of Historic Places in 1984. It had previously been recorded in 1964 as a part of the Historic American Building Survey. The 1983 nomination was prepared by Courad Olsen. The State Historic Property Database indicates that the house was built in 1870 and listed on the National Register in 1982. It was further recorded by Kent Seavey and 523dpr forms prepared by Kent Seavey on 6/15/1999 for the City of Monterey. The property is listed with the City of Monterey as a historic resource.

The 1884 Assessor's Map does not show this house extant on the property.

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca 1870, National Register nomination

\*P7. Owner and Address:  
Jeffrey L. & Joyce K. Haferman

410 Monroe St.  
Monterey, CA 93940

\*P8. Recorded by:  
L. Dill, F. Maggi, J. Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)  
Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

## CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 410 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

x Continuation      Update

P3a. Description (continued):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 453 Monroe Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 453 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598394 mE/ 4051068 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Monroe St. between Franklin and Jefferson Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

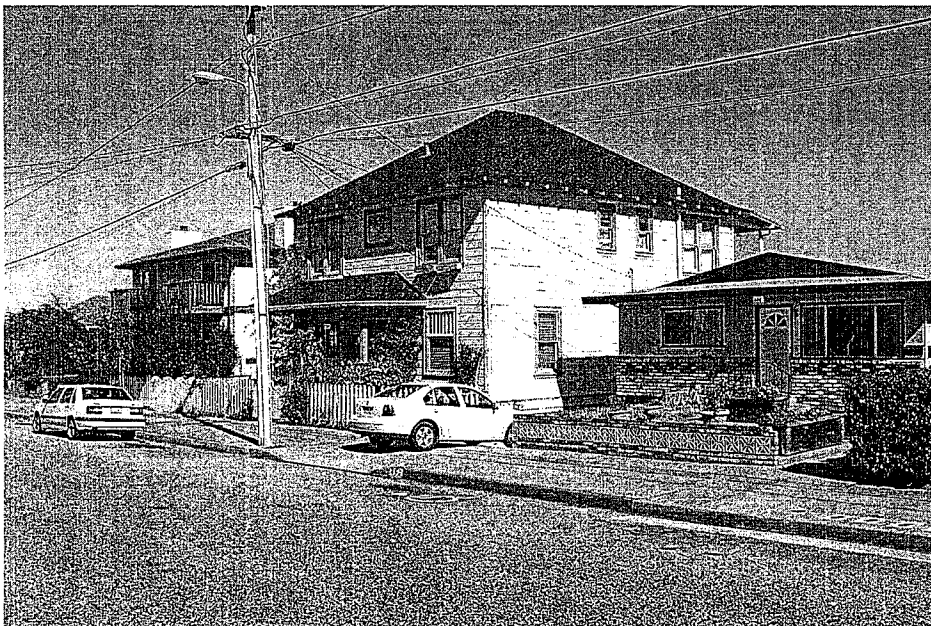
This vernacular two-story Colonial Revival residence has a moderately low pitched hipped roof. It was constructed on Block 68 of the 1908 Underwood Subdivision on lot 12, the lot expanded at some point to include half the Lot 14 to the north. Centered on the front façade is a shed roofed porch entrance. At the porch, two doors provide entrance to the two apartments located in the building. The building has wide unenclosed eaves with exposed rafter ends. The building is clad in channel rustic wood drop siding with flat board trim. A two-story rear porch is located at the rear of the residence and at the northeast corner there is a small addition that was added to the building subsequent to 1912. The lower story has an enclosed porch while the upper story has an open porch with a shed roof.

Access to the residence is via a concrete path- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1908, Sanborn Maps

\*P7. Owner and Address:

Lucy J. Gonzales

922 Doud St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 453 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

which leads to the two identical multi-pane front doors providing access to the two apartments. A shed roof porch supported by simple wood posts marks the entry to the building. A multi-pane transom wood window is located adjacent to the porch. The second story windows on the front elevation are one-over-one double hung wood windows and a single fixed window centered in the facade. Other windows throughout the building are either single or two-part one-over-one double-hung wood windows.

The property is surrounded by a white picket fence with an arbor and is in good condition. The side yard has is simply landscaped with fruit trees.

The building is fairly unique as a building type in the Old Town Neighborhood. Although lacking articulation, it retains a sense of historic character due to its texture and vernacular form. It cannot be determined from casual observation if it was originally built as a single residential unit or as a multi-family building as it is used at present.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 456 Monroe Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 456 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598351 mE/ 4051085 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Monroe St. between Franklin and Jefferson Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

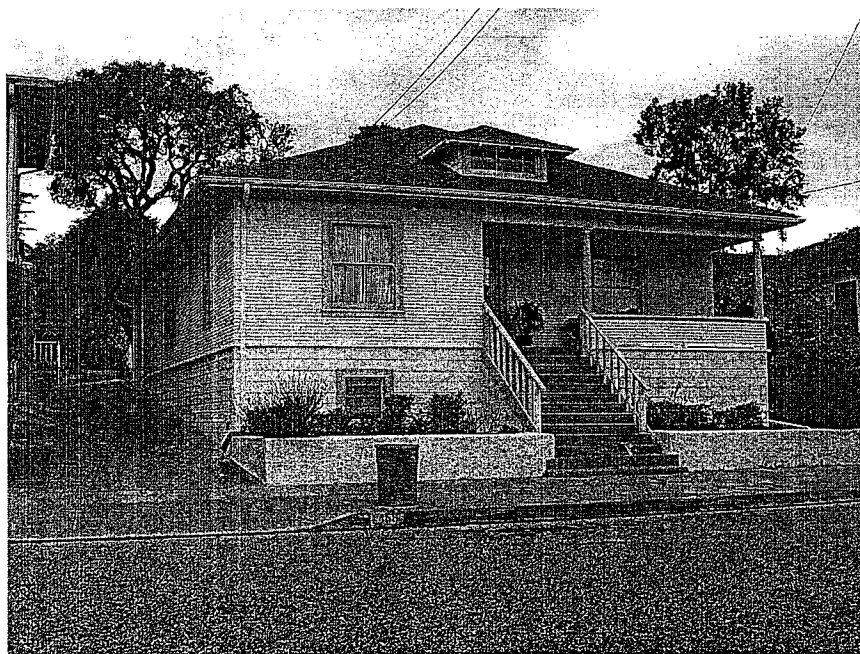
This one-story Neoclassical Revival cottage was built sometime prior to 1912 on Lot 14 of the Mack Subdivision of 1906. The residence has a hipped roof with a protruding hipped roof dormer with exposed rafter ends. The roof is covered with composition shingles and has boxed eaves. The residence is sheathed in tri-beveled drop siding with new wood siding below the water table.

Entry to the residence is via a wood staircase with a square post balustrade which leads to a recessed front porch. Two slender Tuscan columns sit on the solid balustrade partially enclosing the porch. The original glazed front door provides access to the house. A large one-over-one double hung wood window is located next to the front door. Another one-over-one double hung wood window is located on the front facade. A fixed wood window is situated below this dou- (-See Continuation Form-)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1908, Sanborn Maps

\*P7. Owner and Address:

Elvira R. Lai

456 Monroe st.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 456 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ble hung window. A fixed multi-pane horizontal wood window is located in the roof dormer. Other windows throughout the residence are wood one-over-one double hung windows or fixed wood windows.

The property is surrounded by a short concrete retaining wall with concrete steps leading to the residence. The front yard contains simple landscaping of lawn and shrubs. A driveway providing access to the rear of the house is located to the north of the house.

The property is in excellent condition, and although some minor changes have taken place it has a fairly high level of integrity to its original character. The property is reflective of the early development of the Old Town Neighborhood.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey # DOE # Other Listings Review Code Reviewer Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 487 Monroe Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 487 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598381 mE/ 4051034 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Monroe St. between Franklin and Jefferson Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

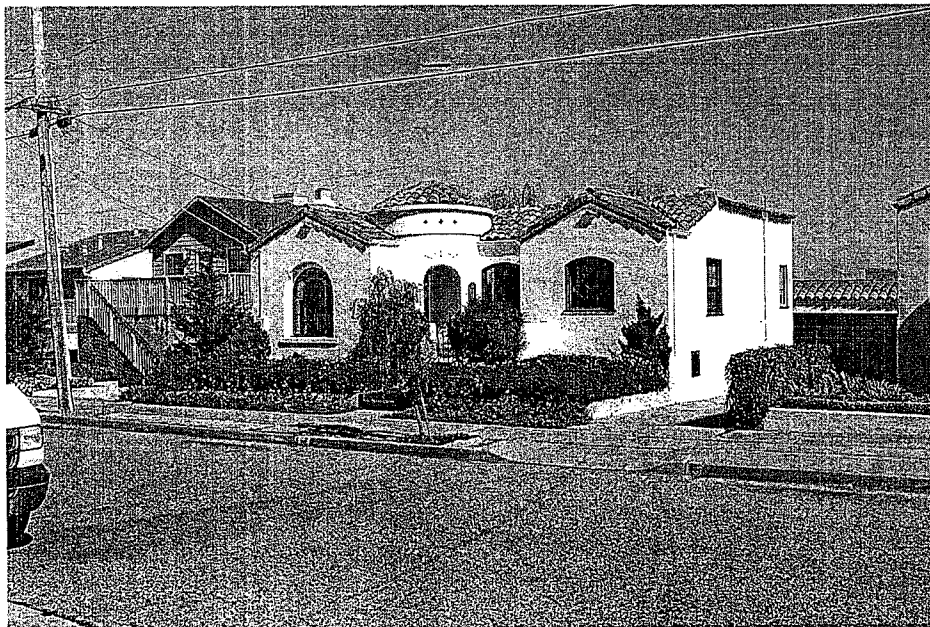
This one-story Spanish Colonial Revival residence located at 487 Monroe was built on Lot 8 of the 1906 Underwood Subdivision of Block 68. It was constructed sometime between 1926 and 1936. The L-shaped house has two front facing protruding gabled wings with a short round tower crowned with Spanish tiles merged into the center of the building shape. While the front of the building presents a Spanish tile gabled roofing system, the rear roof section is raised flat within a perimeter parapet wall. The house is covered in heavy troweled stucco. An exterior stucco chimney is located on the wall on the north elevation.

The round tower is located in the center of the house which serves as the porch. A short run of stairs lead to the small entrance patio which is defined by two short stucco walls and a metal gate. A large arched entryway with- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1930, Sanborn Maps

\*P7. Owner and Address:

Maureen S. Mason

609 Lobos Ave.

Pacific Grove, CA 93950

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 487 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

two small arched openings with metal grills serves as the partially enclosed porch. Located above this arched entryway is a floral bas relief detail. A wood door provides entrance to the house. Three diamond shaped colored tiles are located in the frieze of the round tower. Both front facing gables have arched fixed windows; however, one is larger than the other and serves as the focal window. These windows are stained glass with a floral motif and have panes in a diamond pattern. Above the arched windows is a tiled decorative vent. An identical arched window is located on the other side of the porch. The remaining windows on the residence are eight-over-one double hung wood windows or aluminum sliding windows.

A short retaining wall defines the front yard with a walkway to the residence which is surrounded by hedges. A driveway is located to the south of the property which leads the original garage built to match the house in style.

The property is in excellent condition and a distinctive example of houses built in the Old Town Neighborhood about 1930.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 499 Monroe Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 499 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598272 mE/ 4051040 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

Northeast corner of Monroe and Jefferson Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Spanish Colonial Revival duplex was built sometime between 1926 and 1936 on portions of Lots 6 and 7 of Block 68 (1906 Underwood Subdivision). The duplex is a single story building over a two-car parking garage that is accessed off Jefferson St. The house has a gable roof covered with Spanish tile, with front gables facing both street frontages. The porches on these two frontages have recessed alcoves and thin protruding surrounds that rise to thin gable tops. The house is sheathed in stucco.

The sash of the windows have been replaced by single-pane aluminum slider windows.

A short concrete wall encloses a small front yard that is lightly landscaped.

The property is in very good condition. It is representative of the Spanish Colonial Revival style that was prevalent in the Old Town Neighborhood during the mid 1920s to 1930s. (See Continuation Form...)

\*P3b. Resource Attributes (List Attributes and codes) HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

ca1932, Sanborn maps

\*P7. Owner and Address:

Irene C. Garnero Tr

499 Monroe St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 499 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

s, and has distinctive aspects to its design, although the loss of windows has reduced its integrity significantly. It appears however that the changes may be reversible.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary:#  
HRI:#  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 529 Monroe Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 529 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598359 mE/ 4050953 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Monroe St. between Jefferson and Madison Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

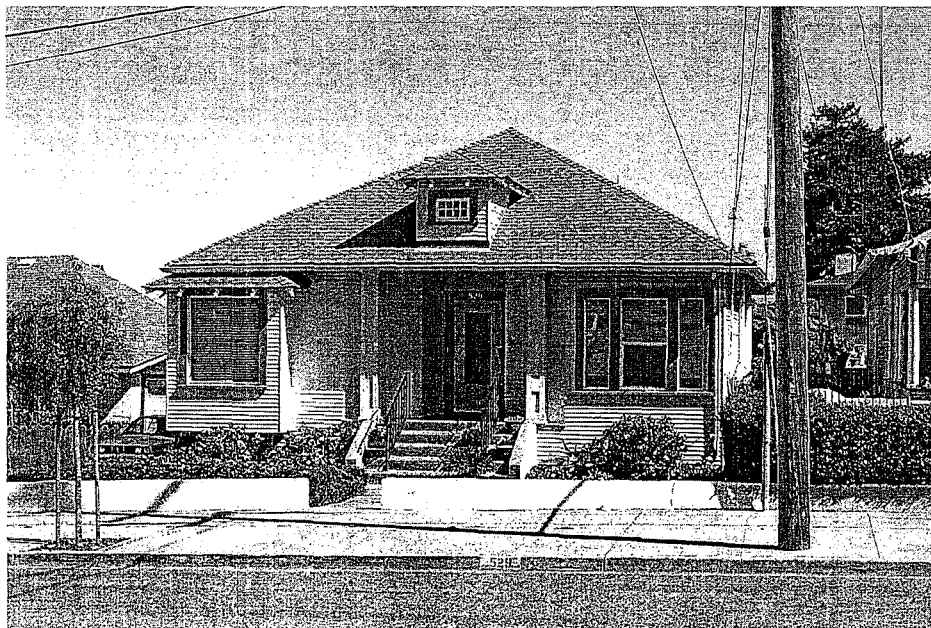
This pre-1912 Neoclassical Revival cottage was constructed on a lot created within the 1906 National Bank Subdivision. It is rectangular in shape with a large hipped roof covered with composition shingles that dominates the appearance of the building from the street. The façade is symmetrical with a central glass-pane door recessed into a small porch area and framed by two square pilasters. Above the entry is a small hipped dormer with an eight-lite window. Although the roof itself has boxed eaves, the dormer roof exhibits exposed rafter tails. The front porch is accessed by a concrete stairway with metal handrails, both components replacements of the originals. The cladding is beveled drop siding.

The symmetry of the building has a counterpoint in the fenestration at the front. To the right is a tri-partite window set (with replacement) (See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both  
ca1908, Sanborn Maps

\*P7. Owner and Address:  
Dominic Mineo Tr

76 Via Chualar  
Monterey, CA 93940

\*P8. Recorded by:  
L.Dill, F.Maggi, J.Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)  
Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 529 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ent windows), and to the left is a cantilevered square bay that has its own small hipped roof with exposed rafter tails match those of the dormer.

The house is set back behind a short concrete wall that frames the yard, and has a driveway to the north of the house that leads to a garage at the side of the house, as the property jogs inward at the rear. The property is in excellent condition, consistent with Neoclassical Revival houses built in the early period of the Old Town Neighborhood but with a unique composition at the façade.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 543 Monroe Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 543 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598355 mE/ 405092 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Monroe St. between Jefferson and Madison Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This pre-1912 Craftsman Bungalow was constructed on a lot created within the 1906 National Bank Subdivision. It is generally rectangular in shape with a large hipped roof covered with composition shingles. The roof has large belcast eaves with solid soffits, and a large front facing gable end that covers a large porch area. At the front gable only, large scroll-cut braces with diamond point outriggers provide articulation to the façade.

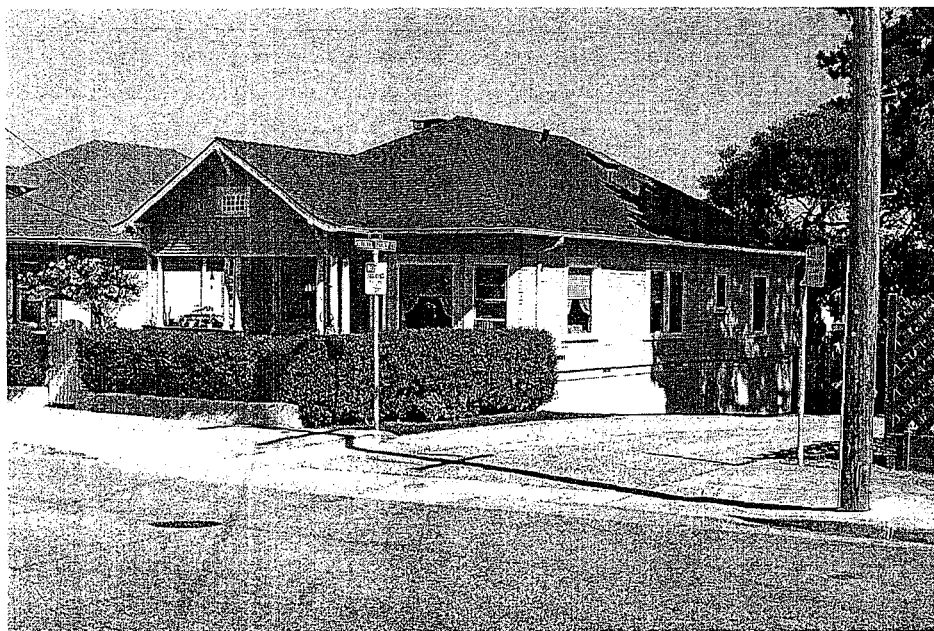
The porch is both recessed into the building shape and extends out under the gable front overhang. This gable is supported at the front by sets of thin rounded columns; sets of three at the outer edge and a set of two centered on the porch. The entry is offset to the right of the center set of columns.

The cladding is beveled drop siding and the fenestration is detailed with wide board trim. Two l- (See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1911, Sanborn Maps

\*P7. Owner and Address:

Frank H. Mercurio

543 Monroe St.

Monterey, CA 93404

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 543 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

arge picture windows are positioned on the front façade; one within the porch area, and the other on the front of an angled bay. These appear to be original, but other windows on the building appear to be retrofits done to match the original double-hung systems.

The house is set back behind a short concrete wall that frames the yard with a central trellised entry. A driveway to the north provides access to a garage at the rear. The property is in excellent condition, consistent with Craftsman Bungalows built in the early period of the Old Town Neighborhood. This particular example is distinctive.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 560 Monroe Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 560 Monroe Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598316 mE/ 4050912 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Monroe St. between Jefferson and Madison Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property consists of four lots (3, 4, 5, and 7 of the 1884 Johnson Addition Block 4. It contains two houses; a pre-1912 dwelling at the corner of Monroe and Madison Streets, and to the north of this house is a small post 1962 house. The corner dwelling was designed in the Arts and Crafts period associated with the first period of the Bay Tradition in regional architecture.

The original cottage was smaller than what exists today, a generally square building with a central porch centered on the façade. The front portion of the building has a hipped roof covered with composition shingles that has angled walls to create a rounded cornered building when viewed from the front. The roof continues down over the porch where three arches edge the front of the porch with the center opening providing access via a set of steps.

An additi- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1907, Sanborn Maps

\*P7. Owner and Address:

Amelia Gianino

274 Watson St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 560 Monroe Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

on completed by 1926 provided an additional wing to the southwest that wraps around creating an inner courtyard, or U-shaped building.

Fenestration consists of a mix of double-hung and fixed windows.

The site is graced with two prominent palm trees placed symmetrically in the front yard. Three steps rise up behind a concrete formed wall that has a stone pattern common to many properties in the Old Town Neighborhood from this early period prior to 1912.

The house is unique in the neighborhood, and warrants further investigation into its origins as a rare example of residential architecture from this period. It is located in the area with folk associations with Susan Gregory and John Steinbeck's Tortilla Flat, so additional associations related to personages who lived in the building should also be investigated.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 581 Scott Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 581 Larkin Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598633 mE/ 4051450 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

South side of Scott St. between Van Buren and Larkin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property at the north end of Block 54 contains a portions of a number of other lots that had buildings at earlier times that are no longer extant. The remaining building on the property is a circa 1890s two-story Queen Anne house that lies adjacent Scott Street that is presently in a state of deferred maintenance. A related garage is located to the west of the house, and the property boundaries are defined by various wood fences and a tall rock wall that was once stuccoed that lies to the east of the residence. An early adobe site is associated with the area where the tall wall is located (Kimbro notations in 2004 on the 1938 Neasham Historic Sites and Buildings survey). The 1884 Assessor's Map shows a building located at the corner of Van Buren and Scott Streets on this parcel. The site as a whole as a number of features, both manm- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca 1892, Sanborn Maps

\*P7. Owner and Address:

Estate of Antice O. Hellam

581 Scott St.

Monterey, CA 93940

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 581 Scott Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ade and natural that are beyond the scope of this reconnaissance survey.

The house is difficult to view due to heavy foliage, but appears to contain two volumes. The most easterly is a tall hipped roof section with a shed dormer that extends eastward, and a tall front gabled dormer that faces north. The gabled dormer apex contains fishscale shingles and is wrapped with eave returns, and the wall surface is standard shingles that surround a wood double-hung window. The side of this dormer is clad with roofing shingles. A large brick chimney is located on the east wall of this volume, and the windows are all double-hung single pane sash, or in the case of the front window, a multi-pane casement.

The second volume, a long thin one-story section is front gabled and vernacular in detailing. It sets slightly forward from the taller volume to the east. Both volumes have similar channel rustic drop siding with large flat trimwork on the building corners and window frames. The entry is tucked under a small flat porch roof and the door enters the taller building section.

The site appears to have a number of potential associations that require a more intensive level of investigation than is possible via a reconnaissance study such as this. Development activity occurred earlier on this site which is located adjacent to the David Jacks estate site to the north.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 160 Van Buren Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey

and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 160 Van Buren Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598713 mE/ 4651524 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

Southwest corner of Van Buren and Seeno Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

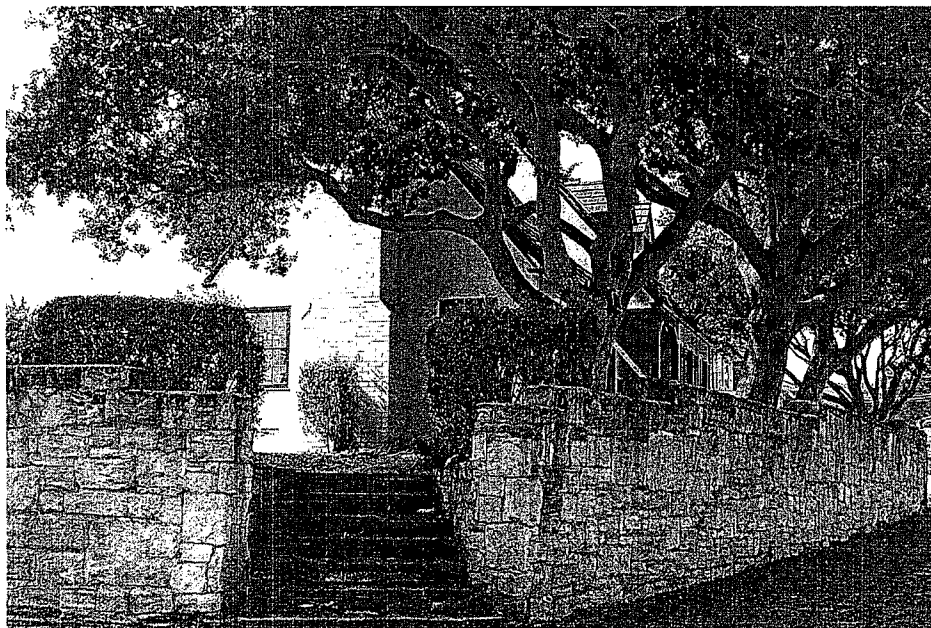
This two-story English Tudor Revival style residence was constructed or placed on this site sometime around or after 1939. Located on a corner lot of the 1939 Seeno Subdivision, it sits raised up from the sidewalk on a portion of the site which once housed the estate of David Jacks. The residence has an elongated rectangular floor plan with the main section of the house in the center with two flanking sections. These side sections are set back from the center creating a stepped roof line. The house is side gabled with steeply pitched roofs covered with wood shingles. Two steeply pitched gabled dormers are located on the front elevation facing Van Buren Street. The house is sheathed in stucco and has a large painted brick chimney located on the east end wall.

Entrance to the house is via the center portion of the façade facing Seeno St- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1940, Sanborn Maps

\*P7. Owner and Address:

Michael J. Balesteri

710 Lighthouse Ave.

Pacific Grove, CA 93950

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 160 Van Buren Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

x Continuation      Update

**P3a. Description (continued):**

reet where a small recessed porch is located. Three posts with curved brackets create the sense of an arched entryway at the porch. A small run of steps leads to the wood paneled front door. Most windows on the house are wood six-over-six double hung windows with the exception of a large multi-pane focal window on the front elevation. The windows within the center portion of the house are surrounded by decorative shutters. Attached to the west side of the house is a garage with two garage doors.

The residence is surrounded by a Monterey Shale stone wall at the front property lines. Concrete stairs at the intersection of Van Buren and Seeno Streets provide access to the raised site and entrance to the house. The house is surrounded by large trees and formal landscaping; the house difficult to photograph from the public right-of-way due to the heavy foliage. A driveway with access to the two garages is located to the west of the house off Seeno Street.

The house stylistically appears to predate the Seeno Subdivision, however it does not appear on the 1936 Sanborn Fire Insurance map. The remaining houses within this subdivision appear to have been built later and are more modern in character.

The development of this site is within the period of significance of the Old Town Neighborhood, and is consistent with the residential revival style architecture that characterizes the area in the years prior to World War II.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #

HRI #

Trinomial

NRHP Status Code 5S3

Survey #

DOE #

Other Listings

Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 198 Van Buren Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 198 Van Buren Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598661 mE/ 4051357 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

Northwest corner of Van Buren and Scott Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Seeno Subdivision (Blocks 52 and 53) was recorded in 1939. This property is located on Lot 12 of the subdivision, and appears to have been built at that time or shortly thereafter. By 1947 Seeno Street had been installed, and residential development of the subdivision lots appears to have begun about that time, although this house may have been built earlier as it faces Van Buren Street. This house however has a Monterey Shale wall at the front property line that appears to have been constructed during the period that this was the estate of David Jacks. The Monterey Shale walls are located along Scott Street and addition smaller walls are located along Van Buren St. The walls as a whole form a potentially historic neighborhood historic resource, although they were not investigated specifically as a part of the Lower Old Town- (-See Continuation Form-)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

ca1946, Sanborn maps, USGS

\*P7. Owner and Address:

Joanne Quinn

PO Box 9592

Fresno, CA 93793

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 198 Van Buren Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

n Reconnaissance Survey. The wall portion that lies at the property line of this property at 198 Van Buren St. is the most substantial piece of this multi-property artifact.

The house is Minimal Traditional in design, with a one-story section facing Van Buren and a two-section section reminiscent of the Monterey Revival style that jogs out towards Scott Street. To the rear with access off Scott Street is a small detached garage.

The one story section has a cross-gabled roof covered with modern flat clay tile. A front wing extends out on the north portion of the façade and is covered by a front gabled roof section. The porch is inset at the corner of the wing and the main façade wall, covered by a shed roof extension and supported by stucco walls punctuated by arched openings. The porch opens out to a small open patio surrounded by a metal railing.

The stucco clad walls have minimal detailing or articulation. The two-story volume at the rear has short wood balcony that cantilevers toward Van Buren Street. The wood ballustrade has scroll cut narrow vertical planks.

Fenestration consists of wood windows, a mix of double-hung and casement or fixed configurations. The double-hung sash have multi-pane uppers.

The building is distinctly original to its construction and in excellent condition.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 272 Van Buren Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 272 Van Buren Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598663 mE/ 4051397 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Van Buren St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

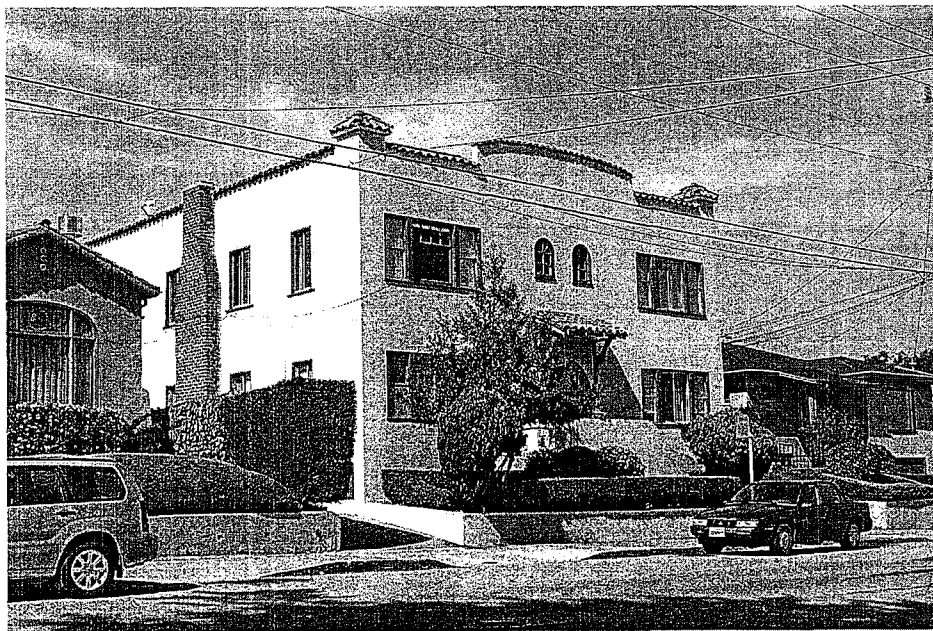
The multi-family residential property located at 272 Van Buren was built sometime between 1932 and 1936 in the Mission Revival style. The character defining features that associate this building with this style are its tile roof, low roof parapet wall, stucco exterior and overall massing. A two-story apartment building with four units, it has a flat built-up roof surrounded with a low parapet wall capped with Spanish tile. The front façade has two symmetrically placed Spanish tile capped battlements at the corners of the building. Three terra cotta tiles are placed underneath the arched center of the parapet wall. Most likely these were originally a colored tile but have since been covered with paint. Exposed brick chimneys are attached on both sides of the building.

The flat front façade of the building is punctuated by the centrally- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both  
ca1932, Sanborn Maps

\*P7. Owner and Address:  
Gaspar Aliotti

9 Cramden Dr.  
Monterey, CA 93940

\*P8. Recorded by:  
L.Dill, F.Maggi, J.Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)  
Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 272 Van Buren Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

located main entrance to the building and symmetrically placed window sets that flank the entry. The main entrance is via a stucco staircase which leads to an arched doorway with a small recessed porch. The entrance is covered by a tiled shed roof supported by wood brackets. Multi-pane glazed doors provide entrance to the apartments and appear original to the structure.

Fenestration on the building is composed of tri-partite windows with contemporary metal sliding windows in the center bay and flanking wood double-hung windows. Of the four sets on the front façade, one remains original and consists of a fixed center bay window with a four-lite transom above. In the center of the second story front façade are two small arched multi-paned windows. Metal sliding windows and double hung windows are typical throughout the apartment building on the remaining elevations.

A driveway to the south of the building provides access to the rear of the property which contains covered parking.

The property is representative of the early conversion of the Old Town neighborhood into multi-family residential area, and is one of the earliest properties to be built specifically for this purpose. Although the replacement of most of the windows has lowered its integrity to its original form, it continues to adequately represent its style and uniqueness within the neighborhood.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 282 Van Buren Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 282 Van Buren Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598661 mE/ 4051357 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Van Buren St. between Scott and Franklin Sts.

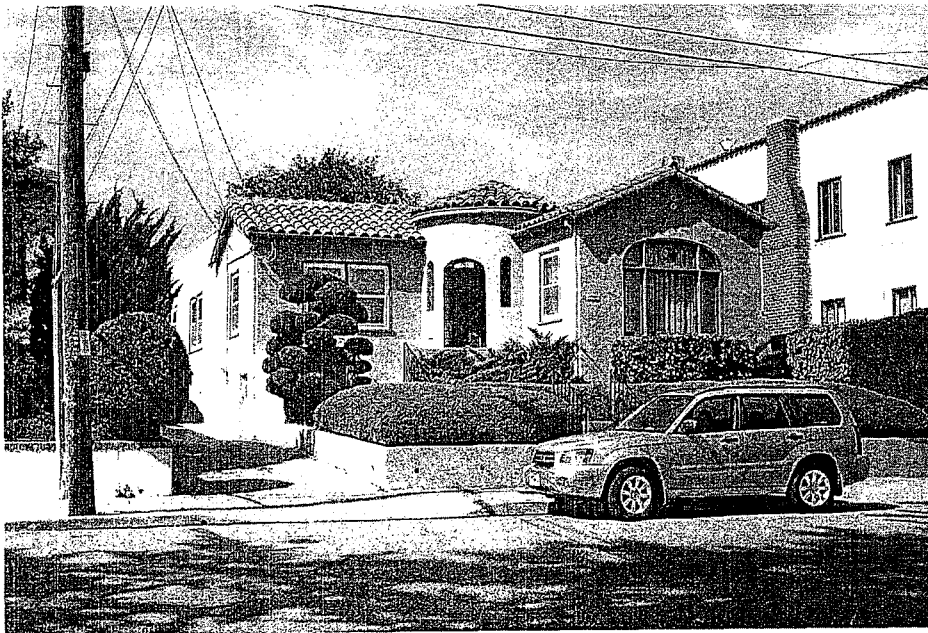
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Spanish Colonial Revival house was built sometime between 1926 and 1936 on Lot 15g of Block 54; it is a single story building with a driveway at the south side of the building leading to a garage at the rear. The house is raised above the street, the basement accessed by a small door at the front of the building off the side driveway. The house is flat roofed with a front gabled wing and a small shed-roofed porch with a side tile rake placed on the side wall creating the impression of a gable end. The sloped portions of the roof are covered with Spanish tile, and the house is sheathed in stucco. The right side of the façade contains an buttress integrated into the stucco wall, and within the center of the front gable are three circular clay vents. Centered between the front wing and the porch is a circular entry alcove with a tile roof. (See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1932, Sanborn maps

\*P7. Owner and Address:

Andrew Troia Tr

282 Van Buren St.  
Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 282 Van Buren Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

x Continuation      Update

**P3a. Description (continued):**

oof in the shape of a cone and openings with arched tops.

Much of the sash of the windows have been replaced by modern vinyl inserts, although the main tri-partite arched picture window remains; it is a multi-pane unit with six panels and wood sash.

A short concrete wall encloses a small front yard that is lushly landscaped with formal plantings. A concrete set of steps with metal rails leads to an open entry porch surrounded by a stucco or concrete wall that then leads to the entry alcove.

The property is in excellent condition. It is representative of the Spanish Colonial Revival style that was prevalent in the Old Town Neighborhood during the late 1920s and 1930s, and has distinctive aspects to its design, although the loss of windows has reduced it integrity somewhat. It appears however that the changes may be reversible.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 456 Van Buren Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 456 Van Buren Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598663 mE/ 4051062 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Van Buren St. between Jefferson and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story cottage, known as the Simoneau House, is presently used by the Monterey Institute of International Studies. A distinctive Craftsman Bungalow, it was built between 1905 and 1912 on Block 56. The bungalow is side-gabled with a prominent roof sweeping down to a full-width front porch. A low pitched gabled dormer is centered on the front roof and contains three exposed decorative outriggers beneath the fascia as well as a tripartite set of four-pane windows. The roof is covered with composition shingles, and the wide unenclosed porch eave has exposed rafter tails. The gable ends have a simple vented clapboard detail near the top of the gable. Elongated flared rafter ends are located on the gable. The rear of the building has a flat-roofed addition that is offset from the original building footprint. The building is clad in bev- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP15

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1911, Sanborn Maps

\*P7. Owner and Address:  
Institute of Monterey

PO Box 1978  
Monterey, CA 93942

\*P8. Recorded by:  
L.Dill, F.Maggi, J.Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)  
Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 456 Van Buren Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

eled clapboard siding.

The façade is dominated by a full width recessed porch. A pathway leads to three brick steps which access the front porch. The full-width painted brick porch is supported by two massive brick piers and has a low brick wall with planters that frame the entry. Two small wood posts rest on the outside brick piers which support a large flattened-arch wood beam. Access to the cottage is via a multi-pane wood door in the center of the building. A second access is via the addition in the rear of the building. Two casement multi-pane windows are located on either side of the front door. Remaining fenestration on the property consists of similar multi-pane casement windows and small fixed windows that are also characterized by the small-pane Craftsman-styled windows.

The property sits on the Monterey Institute campus and has a simple front yard with lawn. The campus includes the Victorian building to the south as well as contemporary buildings constructed to the north and rear of the Simoneau House. A driveway is located to the south of the house, and a large walkway is to the north that leads to the Institute buildings to the rear.

The building was constructed on a block that was developed early within the period that the Old Town Neighborhood grew, and remains a unique structure within the area as one of the few Craftsman Bungalow's built during this period. The building has retained its original residential character even though expanded to the rear and now used for non-residential uses.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 462 Van Buren Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 462 Van Buren Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598569 mE/ 4051032 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Van Buren between Jefferson and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story with raised floor Queen Anne cottage appears built in the 1890s on Block 56. The subdivision of this block is not well understood, but residential properties began to appear in the late 1880s. The building is not shown on the 1892 Sanborn Fire Insurance Map, however it does appear on the 1905 update. This house serves as part of the campus of the Monterey Institute of International Studies, with other buildings associated with this campus located to the north along Van Buren Street.

The building has a prominent front gable-on-hip roof with lower cross gables. A flat roof addition (dormer) is located above and overlays the south side gable. The roof is sheathed in composition shingles and has boxed eaves, and a shed roof covers the front porch. The house is clad in channel rustic wood siding separated by a watertable at - (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP04

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1893, Sanborn Maps

\*P7. Owner and Address:

Institute of Monterey

PO Box 1978

Monterey, CA 93942

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 462 Van Buren Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

x Continuation      Update

**P3a. Description (continued):**

the floorline, and has diamond patterned shingles covering the gable ends. A projecting cutaway bay window is located on the front wing and two other bays are located on the side elevations.

Entry to the residence is via an offset front porch which exhibits characteristic Queen Anne detailing. This includes a beaded spindlework frieze suspended from the porch ceiling and delicate turned porch supports. A wood staircase with a square post balustrade provides access to the porch. A wood paneled door with glazing and a fixed multi-pane window is located on the front porch. The bay window to the left of the porch has corner brackets with beaded spindlework.

Fenestration on at the front bay window include two one-over-one double hung windows that flank a fixed large multi-pane window. This window has a mullion which separates the glazing into two horizontal panes of glass and smaller panes are located above these horizontal panes. The windows have wood surrounds. The side bays are similar to the front bay in detailing. A small wood double-hung window is located in the gable end of the front bay, and the side bays contain similar small double-hung windows in their gable end. The remaining fenestration on the house is wood one-over-one double hung windows.

A short hedge separates the property from the sidewalk. Landscaping consists of lawn and shrubbery. A driveway leading to a parking lot is located on the south side of the building.

The building is representative of the early development pattern of the Old Town Neighborhood, and is a rare Victorian era residence built during the beginning of the period when the residential area began to develop. It maintains its single-family residential character although used now as a part of the Institute of Monterey.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 474 Van Buren Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 474 Van Buren Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598861 mE/ 4051022 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Van Buren St. between Jefferson and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

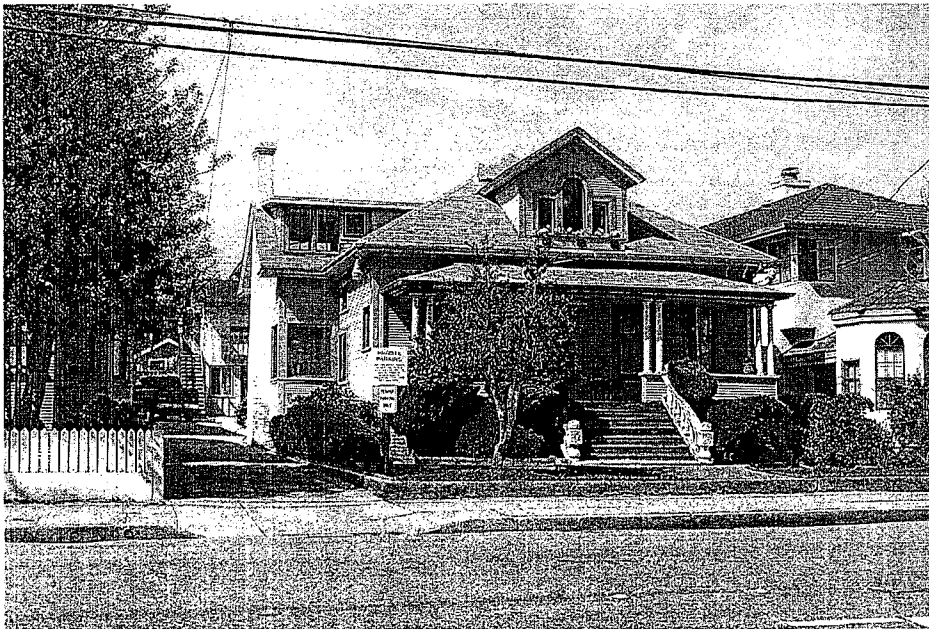
The residence at 474 Van Buren is a two story Colonial Revival house that sits on the front portion of Lot 7 of Block 56. Built sometime between 1905 and 1912, it has a hipped roof with a side gable at the rear of the house. The hipped roof is punctuated by two projecting gabled dormers. A flat roofed addition projects from the side gabled roof. The roof is covered with composition shingles. Also located on this elevation is an exposed brick chimney. The residence is sheathed in beveled drop siding with a brick veneer below the porch. The gabled dormer contains a small Palladian window. On the front façade, a flower box has been built into the hipped roof directly below the Palladian window.

Entry to the residence is via a short staircase with turned post balustrade leading to the front porch. A full-width hipped roof porch is support- (See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

0

\*P7. Owner and Address:

G iuseppe Savona

1436 Via Isola

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 474 Van Buren Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ed by this classical columns. Eight columns symmetrically placed in groups of two define the porch. The porch eaves and the main roof eaves are boxed. A curved decorative molding runs below the porch eaves. An angled bay window and a large fixed window are placed symmetrically on the front façade, only interrupted by the solid wood front door. Other windows throughout the residence are various sized fixed windows and sliding windows on the roof addition.

Shrubs and trees surround the front of the house. The property has a large driveway to the south which leads to an apartment complex located behind the residence which is located on a separate parcel.

The building is in good condition and was constructed early in the development of the Old Town neighborhood. Like many properties in the area, additional residential development has occurred to the rear of the property in contemporary times to increase the density of the property.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 484 Van Buren Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey

and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 484 Van Buren Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598569 mE/ 4051037 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Van Buren St. between Jefferson and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

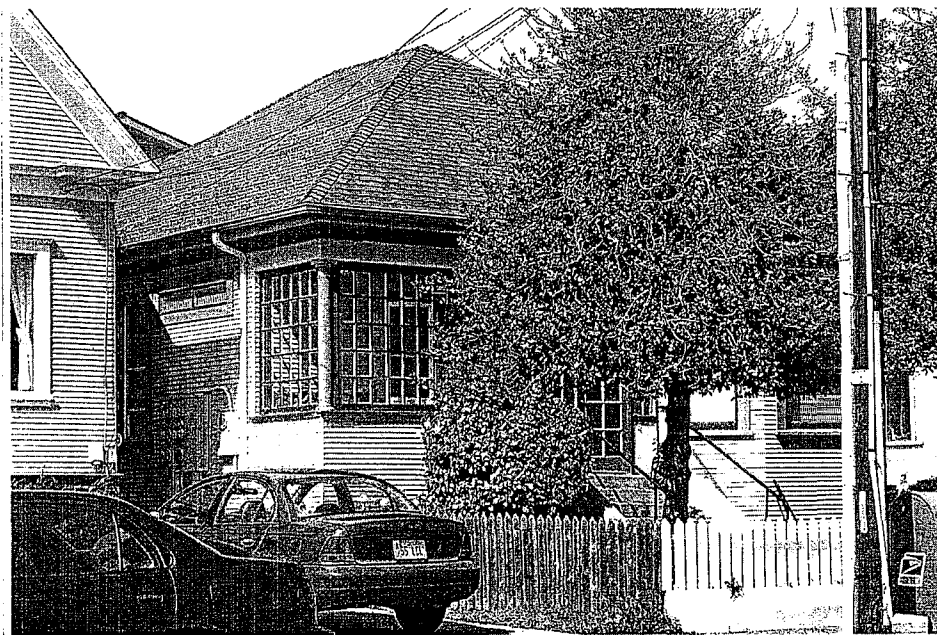
This one-story Neoclassical Revival cottage was built between 1905 and 1912 on Block 56. A vernacular building, it has moderately steep hipped roof with a projecting gable on the front façade offset to the right. The residence has overhanging boxed eaves with a plain frieze below. The roof is covered with composition shingles and the building clad in tri-beveled drop siding. The projecting gable has diamond pattern shingles in the gable, a detail associated with earlier Queen Anne cottages, of which this house has similar elements.

A glass enclosed partial width porch defines the façade. An engaged column designates the corner of the residence while another is located at the entry door. The entry door is a multi-pane door surrounded by the glass enclosed porch windows. The multi-pane windows and door are likely not original to the building. (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1906, Sanborn Maps

\*P7. Owner and Address:

Giuseppe Savona

1436 Via Isola

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 484 Van Buren Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

Iding, but not untypical of early modifications to buildings such as this. An angled bay window at the offset front wing has corner brackets and three symmetrically placed one-over-one double hung windows. Another angled bay window is located on the north (side) elevation. The remaining fenestration on the house is one-over-one double hung wood windows and some contemporary retrofitted sliders. Concrete steps and metal hand rail which have replaced the original steps leads to the front door. The property is partially surrounded by a white picket fence with large turned posts marking the entrance to the concrete steps.

An enclosed shed roofed addition is attached to the rear of the residence. The property has a large driveway to the north of the house which leads to an apartment complex located behind the residence.

The building is in good condition and was constructed early in the development of the Old Town neighborhood. Like many properties in the area, additional residential development has occurred on the property in contemporary times to increase the density of the property, although the expansion was done in a sensitive way that protected the historic character of the property from the public right-of-way.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 486 Van Buren Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 486 Van Buren Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598565 mE/ 4051020 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Van Buren between Jefferson and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The residence at 486 Van Buren is a two-story Colonial Revival house built between 1905 and 1912 on Block 56 on the site of an earlier small structure that had existed at the site at least to 1905. It is a distinctive architect designed structure executed in a very modernistic adaptation of this revival style that is found in the central California area beginning in the late 1890s and lasting into the first decade of the twentieth century. Massing of the house is reminiscent of Victorian era houses of the Shingle style and the detailing has some characteristic Queen Anne elements. The house is cross-gabled and the façade dominated by a large front facing gable with cornice returns. A plain frieze borders the house at the cornice return. The roof is covered with composition shingles and has boxed eaves. The residence is sheathed in tri-be- (-See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1906, Sanborn Maps

\*P7. Owner and Address:

Charles W. Winge

PO Box 1855

Monterey, CA 93942

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 486 Van Buren Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

veled drop siding and channeled shiplap siding below the water table. Wood fishscale shingles are located within top of the front facing gable.

A small integral porch recessed within the building form provides access to the residence. Wood steps with a solid balustrade leads to the front porch. A small thin turned post at the corner of the porch subtly marks the entryway. Small ornate brackets are located at the corners of the porch.

A glazed wood door provides entry to the house. A wood one-over-one double hung window is also located within the porch. The front façade contains a small horizontal fixed window and a large fixed focal window, although it could not be determined if this is the original fenestration of the building. In the large front facing gable is a small second-story open balcony recessed into the building envelope. This balcony is defined by two classical columns and a short turned post balustrade. A glazed door provides access to the balcony. Two wood one-over-one windows are located within the balcony. Above the balcony are ten brackets which are placed symmetrically underneath the slightly protruding shingled portion of the front gable. The side gables are smaller in size and have no wood shingle detail. Two wood one-over-one windows are located in the gable ends. Other windows throughout the residence are wood one-over-one double hung, most appearing original to the building.

A short retaining wall separates the property from the sidewalk. Landscaping of the front yard consists of small shrubs and lawn. The property has no driveway. The 1912 Sanborn Fire Insurance Map shows a small accessory building located to the southwest rear of the building, but the property configuration at that time is as at present, with no driveway access to the rear.

The building remains in excellent condition although it cannot be determined what changes may have occurred to the original fabric during its renovation. The house was constructed early during the development of the Old Town neighborhood and is a unique design for the area, only a limited number of other residences in the area are of this style and have such architectural distinction.

276

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 498 Van Buren Street

P1. Other Identifier: Bergschicker House

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 498 Van Buren Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598550 mE/ 405964 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

Northwest corner of Van Buren and Jefferson Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property located at 498 Van Buren was completed in 1908 on Lot 2 of Block 56. Presently a two-story apartment house, it was designed as a single-family residence and Colonial Revival in style with transitional elements of both Edwardian and Queen Anne styles from the late Victorian era. The property was first identified as a historic resource based on its architectural prominence by Dot Brovarney for the City of Monterey in 1987, and it was designated a landmark in 1991. The property was the subject of an intensive level survey by Edna E. Kimbro in 2001 in which a preservation plan was prepared for the Monterey Institute of International Studies. The most recent study provides a detailed review of both the social and architectural history of the building. Following is a summary of the visual character of the building:

The building- (--See Continuation Form--)

\*P3b. Resource Attributes: (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca 1908, Sanborn Maps

\*P7. Owner and Address:

The Institute of International Studies Monte

425 Van Buren St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 498 Van Buren Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

is presently a two-story apartment house with a raised basement that serves as a garden apartment. The building sits prominently on the corner and is a demanding presence on the streetscape. The low pitched hipped roof building has a turret and hipped roof dormer protruding on the front façade. A finial tops the turret and a brick chimney is prominent on the south side of the property. The roof is sheathed in composition shingles. The open eaves with exposed roof rafters show a Craftsman influence. An Adamesque swag detail is located on the frieze of the turret. The building is sheathed shiplap wood siding on the raised basement, tri-beveled drop siding on the first and second story and shingles on the dormer.

The front façade of the building is dominated by a formal entrance of a large porch with columns which support a flat roof with dentils. Three columns are placed symmetrically on the corners of the porch while two columns are located at the top of the entrance via stairs. Two pilasters are located on either side of the porch. The classical columns have a stylized floral detail at the capital of the column. A turned wood balustrade encloses the porch. The wood front door has a transom stained glass window which includes the numerical address of the property. Two thin fixed leaded windows flank the door and one fixed leaded window is located to the north of the front door. A large fixed window is located to the south of the front door. A wide wood staircase with turned balusters leads to the front porch. Two urns sit at the base of the staircase. Also located on this elevation is the dormer which has a fixed multi-pane window and open eaves with exposed roof rafters

Originally, the top of the main entry porch served as a large balcony for the second story. Two glazed doors on the second story of the front elevation provided access to the balcony. Remnants of a decorative wall or railing could be seen on the top of the first floor porch at the time of this survey.

Also located on the first floor is a second entrance to an apartment. It is a smaller version of the main entry porch with only one column on each corner and pilasters at the wall of the porch. This entrance includes a glazed front door with transom and two fixed windows surrounding the front door. Entry is via a staircase similar to the one located on the front façade. Above this entrance is a second floor entrance to an apartment. It appears from the siding and exposed roof rafters that this is an original porch, which may have served as a back porch for the second story. A large staircase with lattice work has been added for entry to this portion of the building.

The two-and-a-half story bay turret dominates the corner of the building. Five double-hung wood windows in an octagonal plan are located on the first and second floors, while the garden apartment has five smaller double hung windows in the identical plan. A two-and-a-half story angled bay is located on the south elevation. On the roof this bay is identified by a small finial. These bays contain wood double-hung windows with the exception of the garden apartment windows which are multi-pane fixed windows.

The remaining fenestration on the building is wood one-over-one double hung windows of various sizes. All windows have simple wood surrounds.

The building is surrounded by a short concrete retaining wall with simple landscaping of trees and lawn. A small parking lot is located at the rear of the property. The property is in very good condition. It is a unique resource constructed early in the twentieth century development of the Old Town Neighborhood.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 504 Van Buren Street

P1. Other Identifier: None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 504 Van Buren Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598542 mE/ 4050921 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

Southwest corner of Van Buren and Jefferson Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property consists of a complex of buildings located on three lots, 1, 2, and 3, of the Norton's Addition to the City of Monterey of the north half of Block 117, recorded sometime prior to 1901. The primary structure located at the corner of Van Buren and Jefferson Streets was constructed sometime between 1888 and 1892, and is a large, imposing, two and one-half story Queen Anne styled Victorian house. Also located on the property are four other buildings. The one story cottage directly south of the Victorian and addressed as 506 Van Buren St. was built by 1905, and the remaining structures were constructed sometime after 1936. These consist of a one story cottage addressed as 508 Van Buren, and a two story structure designed in the Monterey Revival style located at the corner of Jefferson and Union Streets.

The Victorian is archi- (--See Continuation Form--)

\*P3b. Resource Attributes: (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and  
Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1891, Sanborn Maps

\*P7. Owner and Address:

Eleanor Roper Tr

2254 36th Ave.

San Francisco, CA 94116

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 504 Van Buren Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

test designed and a complex interplay of massing and surface texture. Approached via a wide set of steps from Van Buren, the offset front porch (now enclosed with multi-pane windows and double doors, has a hipped roof and central front gable surfaced with vertical slatted paneling. The two and one-half story volume to the rear of the porch has a slightly protruding first level with short rooflets, angled corners and an inter-play of single and couplet double-hung windows with single-pane sash. The larger volume expands to the southwest corner of the building with a south facing gable end, and a large wing extends out to Jefferson Street at the northwest corner of the building with is also topped by a large protruding gable end at the third story.

The roof, which has contemporary tile, is punctuated with gabled dormers, a large chimney, and at the front an octagon turret room with a steeply pitched cone at the top.

The one story ancillary buildings are simple rectangles with Craftsman detail, and the two story Monterey Revival style structure is long and narrow and contains a full-width second story porch.

The grounds of the complex are well maintains and have formal elements such as a flag pole located in the open garden between the three buildings that face Van Buren St., and two large palms that flank the entry to the Victorian structure.

The property requires more a more intensive level survey to present the associations of this property and its development history. It is a distinctive component of the Old Town Neighborhood and one of the earliest properties extant today.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 536 Van Buren Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 536 Van Buren Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598518 mE/ 4050844 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Van Buren St. between Jefferson and Madison Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Spanish Colonial Revival house was built sometime prior to 1926 on Lot 5 of the Norton Addition on Block 117; it is a single story building at the front with an additional two-story addition at the rear. The house is flat roofed with a front gabled wing and a small shed-roofed porch that is integrated into the tile roof section of the wing. The sloped portions of the roof are covered with Spanish tile, and the house is sheathed in stucco.

Access to the house is via a recessed porch. The porch roof is supported by an integral stucco covered post with curved upper corners. The sash of the windows have been replaced by single-pane aluminum windows, and it appears that the frames were removed and patched as a part of the retrofit.

A short concrete wall encloses a small front yard that is landscaped. The front walkway leads to a- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP03 HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1925, Sanborn maps

\*P7. Owner and Address:

Gaitano S. Cutino

536 Van Buren St.

Monterey, CA 03040

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 536 Van Buren Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

x Continuation      Update

**P3a. Description (continued):**

set of concrete steps at an angle to the street that leads to an open porch in front of the covered entry. Vehicular access is at the rear of the building off Union St.

The property is in good condition. It is representative of the Spanish Colonial Revival style that was prevalent in the Old Town Neighborhood during the mid 1920s to 1930s, and has distinctive aspects to its design, although the loss of windows has reduced its integrity significantly. It appears however that the changes may be reversible. The addition to the rear does not compromise the appearance of the original house from the street.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 556 Van Buren Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 556 Van Buren Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598507 mE/ 4050829 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Van Buren St. between Jefferson and Madison Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story Dutch Colonial Revival residence was built on Lot 23 of Block 117. An earlier house had existed on this site in 1905, but was replaced by the current structure by 1912. The rear one-story ancillary building with access off Union Street was constructed by 1926. Most likely this residence was built as two apartments considering the two front doors on the entry porch. The house has a steeply pitched gambrel and side gabled roof with boxed eaves. The roof is covered with composition shingles with the exception of the two sides of the gambrel roof which are covered with painted metal flashing. At the gable end on the façade is a decorative truss in a horseshoe shape. The house is sheathed in various types of siding. The first story is sheathed in beveled drop siding while the gables are covered with wood shingles. Channel rusti- (- See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

ca1908, Sanborn Maps

\*P7. Owner and Address:

Vincent J. Randazzo

2 Sommerset Rise

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 556 Van Buren Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

c wood siding is located below the water table. A brick chimney with a decorative chimney cap is located at the ridge of the roof.

Entry to the residence is via a recessed partially enclosed front porch. A short run of stairs lead to the front porch which has two columns on either side of a larger square column. A large fixed multi-pane window partially encloses the porch. Two glazed doors provide entry to the apartments. Adjacent to the front porch is an angled bay window. This bay has a large fixed wood window surrounded by two one-over-one double hung wood windows. In the gable, below the decorative truss, are two one-over-one double hung wood windows. Another angled bay window with identical window types is located on the south elevation as well as two small fixed windows. The remaining fenestration on the house is one-over-one double-hung wood windows.

A short brick wall separates the property from the sidewalk. In the yard, landscaping consists of lawn with groundcover and shrubs. A driveway is located to the south of the house which provides access to outbuildings in the rear of the property. The property was undergoing remodeling at the time of this survey.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 562 Van Buren Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 562 Van Buren Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598518 mE/ 4050827 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Van Buren St. between Jefferson and Madison Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This vernacular Spanish Colonial Revival house was built sometime prior to 1926 on Lot 22 of Block 117; it is a single story building with an addition that has been constructed at the rear. The house is flat roofed and clad in stucco. It cannot be determined if the structure is wood framed or hollow core masonry.

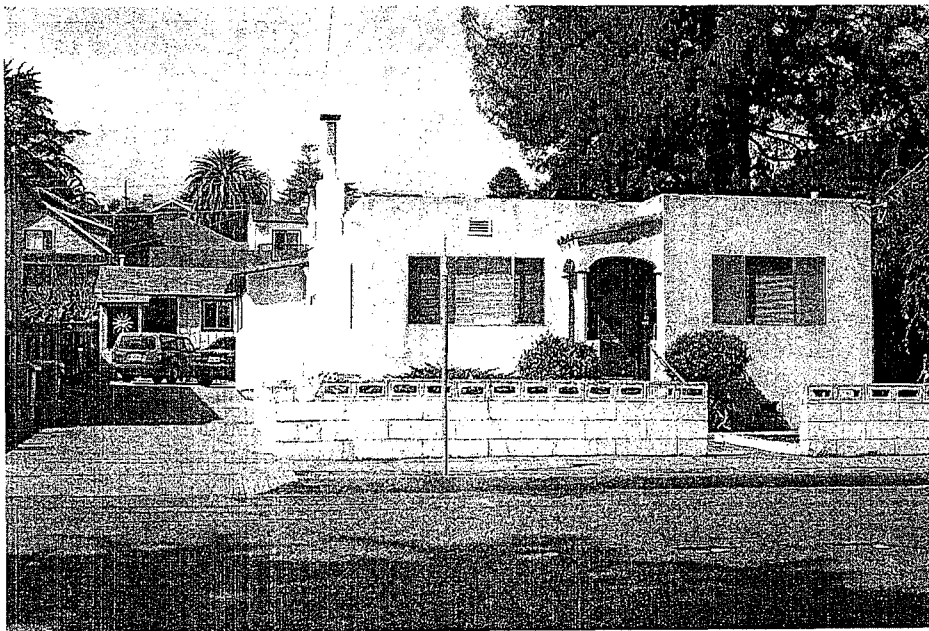
The house has a front wing offset on the northside of the façade, and access to the house is via a small covered porch tucked in the corner of the wing and main front wall. The porch roof consists of Spanish tile covering a shed that slopes to the side, supported by a round column framed by similar styled pilasters at the walls. A stucco covered chimney is located against the south wall along the driveway.

The sash of the windows have been replaced by single-pane aluminum windows. The opening sizes have been changed and - (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca 1925, Sanborn maps

\*P7. Owner and Address:

John Ng

562 Van Buren St.

Monterey, CA 93940

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 562 Van Buren Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

x Continuation      Update

**P3a. Description (continued):**

patched with stucco.

A short masonry block wall encloses a small front yard that is lightly landscaped. The driveway provides access to a garage at rear of the property constructed of and sided with wood.

The property is in fair condition. It is representative of the Spanish Colonial Revival style that was prevalent in the Old Town Neighborhood during the mid 1920s to 1930s. The loss of windows has reduced its integrity significantly. It appears however that the changes may be reversible.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 582 Van Buren Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey

and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 582 Van Buren Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598518 mE/ 4050806 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Van Buren St. between Jefferson and Madison Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

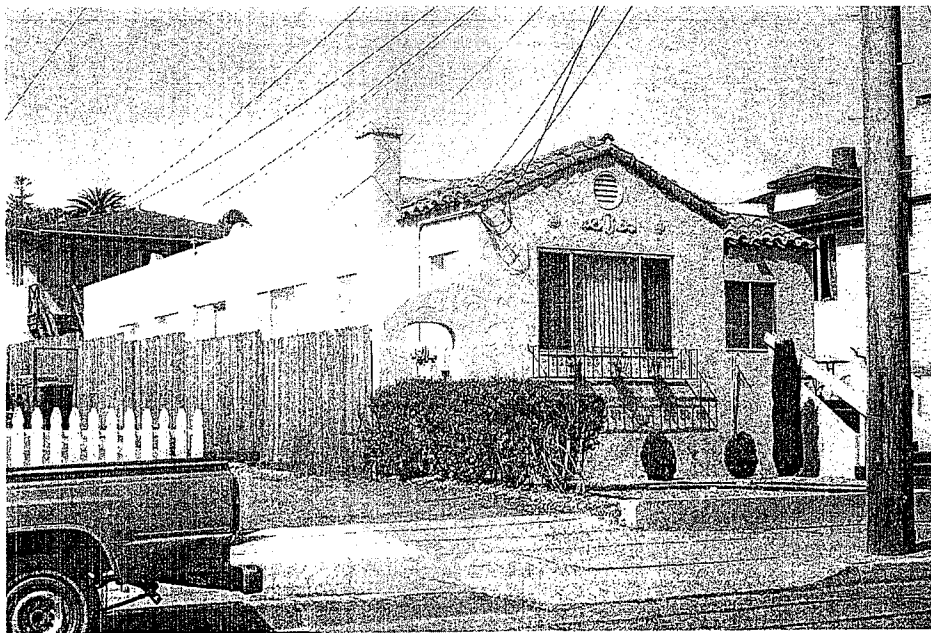
This Spanish Colonial Revival house was built sometime between 1926 and 1936 within on Lot 20 of Block 117; it is a single story building on a site that slopes down slightly at the front. To the rear is a two-story addition that provides additional residential space on the property. A driveway is located on the north side of the original house that provides access to the rear and to the apartment on the property to the north.

The house is flat roofed with a front gabled wing and a small open porch on the north side of the wing. The flat roof of the house is surrounded with a low parapet and at the southeast corner of this volume is a vertical battlement. Other minor parapet undulations are found along the side walls. A counterpoint to the battlement on the north corner of the flat roof lies a shed covered volume with a roof that mer- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP03 HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca 1932, Sanborn maps

\*P7. Owner and Address:

Ronald V. & Nicolette Coniglio

598 Van Buren St.

Monterey, CA 93940

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
Artifact Record ☐ Photograph Record ☐ Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 582 Van Buren Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ges with the front gabled wing. The entry is tucked in the corner of the wing and this rear wall to the porch. The sloped portions of the roof are covered with Spanish tile, and the house is sheathed in stucco. The stucco wall extends to the property line at the south front façade over an arched opening.

The sash of the windows have been replaced by single-pane aluminum windows. Embellishments include a circular vent in the apex of the front gable, applied plaster ornaments above the front window of the wing, and short metal balcony feature below the front window that is used for potted plants.

The small front yard is lightly landscaped. The property is in fair condition. The original building is representative of the Spanish Colonial Revival style that was prevalent in the Old Town Neighborhood during the mid 1920s to 1930s, although the loss of windows has reduced its integrity significantly. The addition to the rear has not altered the historic appearance of the original building from the street.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 598 Van Buren Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 598 Van Buren Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598501 mE/ 4050769 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

Northwest corner of Van Buren and Madison Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

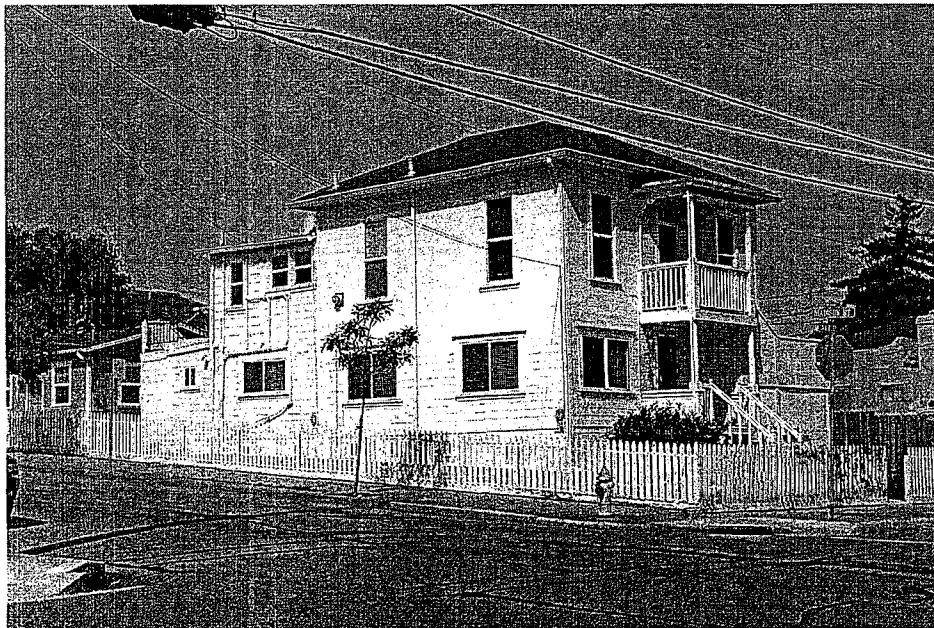
This simple Colonial Revival with slight Queen Anne detailing appears on Lot 19 of Block 117 sometime between 1926 and 1936. Because the character of the structure is not associated with this time period, it is possible that it was relocated from another location and placed on this site during this period. Most likely the house was an early one-story Foursquare house that was raised and an addition story added at ground level to create the two-story structure that exists today.

The building has a low pitched hipped roof. The two story building has entrances to apartments on the front façade and the rear of the building. There are four apartments located in this building. A gabled roofed addition was made to the rear of what may have been the original building. The building has wide overhanging boxed eaves and a simple frieze below the - (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

ca1890s, speculative

\*P7. Owner and Address:

CONIGLIO

514 Pine St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 598 Van Buren Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

eaves. The building is clad in v-groove wood siding with flat board trim.

The front façade is dominated by a two-tiered projecting porch with a hipped roof and a large partially enclosed staircase which leads to the second story. This provides the entrances to the lower and upper apartments. Wood stairs with wooden turned posts railing leads to the first floor apartment entrance. The porch is defined by two symmetrically placed columns and a turned wood balustrade. The first story porch has two simple columns and a small stairway with balustrade framing the entrance. The second story porch is entered via the north side of the building and has a similar design of two columns but contains a new simple dowel like balustrade. Thin posts which support an ornamental bracket are located below the porch roof on the second story.

The north elevation contains a partially enclosed staircase which leads to a third apartment. In the rear of the building is a new wood staircase with metal balustrade which leads to the fourth apartment.

Fenestration throughout the building is original one-over-one double-hung windows on the upper floors and new sliding windows on the first floor. A new glazed front door is located on the first floor while the second story has an original glazed front door with a transom.

The property is surrounded by a white picket fence. A parking lot is located to the north of the building. An additional small cottage is located to the west of the corner building which also appears on this site by 1936.

This property, although appearing to be historic, does not adequately represent the period of construction of the house. It's assemblage however falls within the period of significance of the development of the Old Town Neighborhood, and re-use of older buildings is not that unusual in developing areas where the influx of new residents requires exploitation of existing housing stock. The original building may have some important associations which should be investigated within a more intensive level investigation.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 668 Van Buren Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 668 Van Buren Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598466 mE/ 4050660 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

Northwest corner of Van Buren St. and Van Buren Cir.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

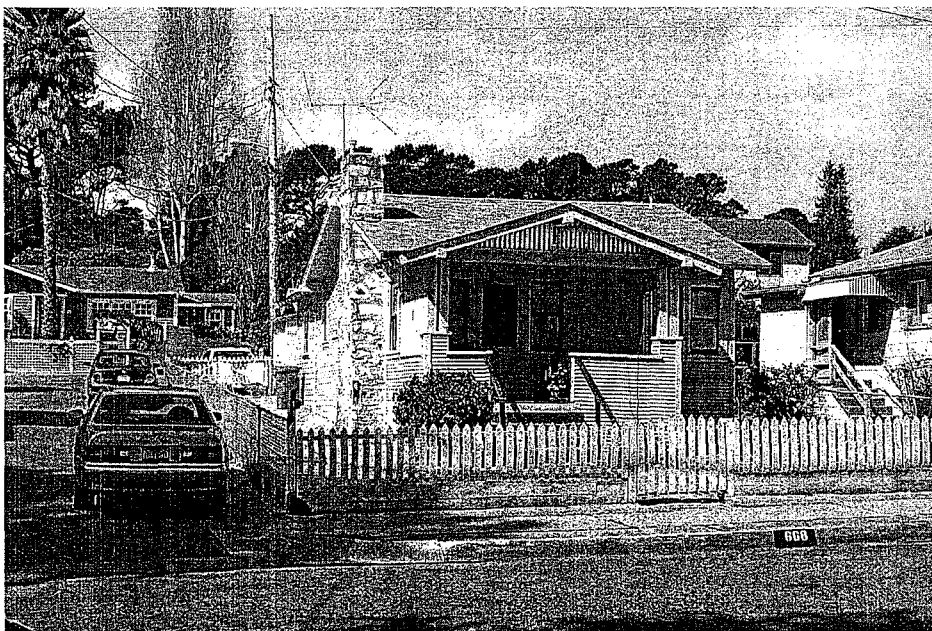
This vernacular one-story Craftsman house was built sometime after 1926 on the southern portion of Block 125 that was re-subdivided after 1926. Similar in scale and form to most of the houses within this small subdivision, it was probably built with the others as an early "for sale" of small worker cottages to address the influx of workers to Monterey's sardine industry during this period. The building has a projecting cross-gable roof that extends forward to cover the front porch. The moderately low sloped roof is covered with composition roofing. A chimney constructed of Monterey Shale rock is located on the south elevation. A shed roof addition is attached to the rear of the building.

The wide overhanging eaves have exposed roof rafters. Three projecting small outriggers are exposed on each of the gable ends. The front gable over t- (-See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both  
ca 1927, Sanborn Maps

\*P7. Owner and Address:  
Mary F. Orr

668 Van Buren St.  
Monterey, CA 93940

\*P8. Recorded by:  
L. Dill, F. Maggi, J. Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)  
Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 668 Van Buren Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

The entry porch has decorative vertical slats across the entire gable. This feature is also repeated on the other gables, but in smaller detail only at the ridge of the gable. The exterior wall cladding is beveled wood lap siding.

A wood railing and concrete steps leads to the partially enclosed front porch. The porch roof is supported by three wood posts on either side of the central entry. The exposed beams on the front gable are supported by the wood posts. The slightly asymmetrical porch has two one-over-one double hung windows surrounding the multi-pane front door. The porch is partially enclosed by a wood partition wall which has been painted to match the exterior of the building.

Fenestration throughout the building is composed of wood one-over-one double hung windows, most appearing to be original to the structure.

The property is surrounded by a white picket fence, and a garage is located at the rear of the property with access off Van Buren Ct. The garage is similar in style to the residence. The property is in excellent condition with few alternations noted. The property is consistent with the period of growth of the Old Town neighborhood during the 1920s, as it was built-out with small vernacular dwellings to service the growing population.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 678 Van Buren Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 678 Van Buren Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598462 mE/ 405066 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

Southwest corner of Van Buren St. and Van Buren Cir.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story with raised basement Queen Anne residence is a circa late 1880s – early 1890s building that appears to have been relocated to this parcel sometime after 1926, and possibly after 1932, but before 1936 with the Sanborn Fire Insurance Map shows the footprint of this building in its current configuration. A neighbor informant collaborated on this potential relocation by indicating that the house was moved to this location from Fremont Street. Determining the original location of the building requires some level of speculation even with the use of Sanborn Fire Insurance Maps.

The residence is a distinctive example of the Queen Anne style, and has a gable-on-hip roof with lower cross gables. A shed roof covers the front porch. The roof is sheathed in composition shingles and has boxed eaves. The house is clad in channel rust- (See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1892, Sanborn Maps

\*P7. Owner and Address:

Ronald & Francesca Aliotti

678 Van Buren St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 678 Van Buren Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ic wood siding with a stone veneer below the water table which was added after the relocation. Diamond patterned shingles sheathe the front gable end. A projecting cutaway bay window is located on the front elevation and another is located on the side elevation facing Van Buren Ct.

Entry to the residence is via the front porch which exhibits characteristic Queen Anne detailing. This includes a beaded spindlework frieze suspended from the porch ceiling and delicate turned porch supports. A wood staircase with a square post balustrade provides access to the porch. An ornate wood paneled door with glazing and a two one-over-one wood double hung windows are located on the front porch. Adjacent to the front porch is an offset angled bay window extending from the front wing. The bay window has corner brackets with beaded spindlework. Two one-over-one double hung windows flank a fixed large multi-pane window. This window has a mullion which separates the glazing into two horizontal panes of glass and smaller panes are located above these horizontal panes. The windows have simple wood surrounds. The side bay is identical to the front bay in windows and detailing. The remaining fenestration is similar one-over-one double-hung wood windows

The property is surrounded by a white picket fence. The large front yard has simple landscaping of lawn and a few fruit trees. The house is located on the corner of the street and adjacent to the cul-de-sac which provides for access to a small garage. The house is in excellent condition and does not appear to have been compromised from its original Victorian era design even though relocated.

Although the building has been relocated to this site and the original location remains unknown, it is representative of early development in Monterey and not unlike similar buildings constructed in the Old Town neighborhood during this early period. This particular example is a distinct example, and likely had a prominent location in Old Town Monterey prior to its relocation. Relocation of buildings in California was a common occurrence beginning in the late nineteenth century and remains in use today. Many buildings were relocated in the region during the growth period of the early twentieth century, often by immigrants who were able to salvage older buildings from inner cities where commercial development was occurring and thereby obtain housing at a cost savings from that of new construction. It is not known how many houses within the Old Town neighborhood have been relocated to their sites, and would require an intensive review of maps and aerials to compare early development patterns to what presently is extant.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 201 Watson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)  
\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.  
c. Address 201 Watson Street City: Monterey Zip 93940  
d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598500 mE/ 4051499 mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)  
Southeast corner of Watson and Scott Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

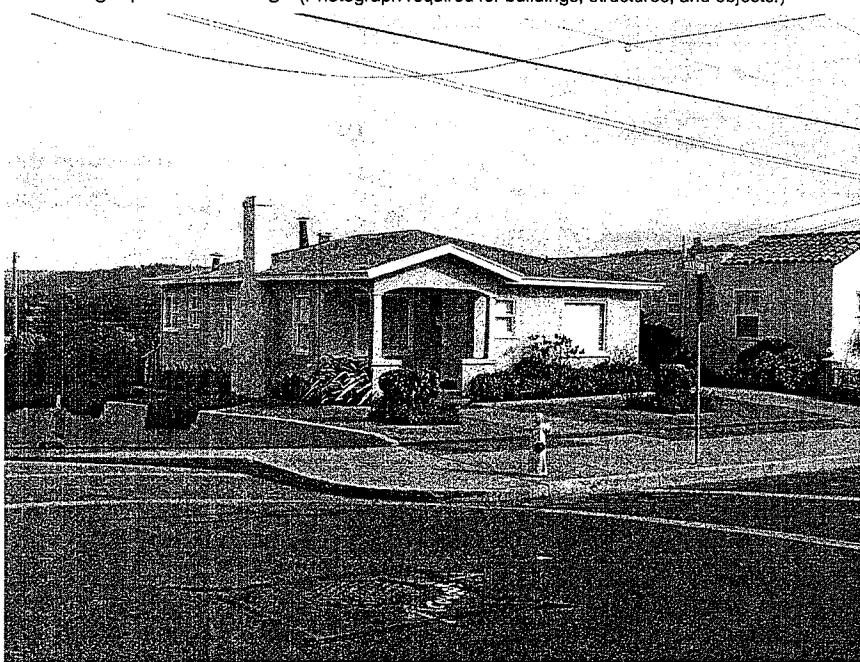
This one-story single-family residence, located on Lot 2 of the 1905 Metz Subdivision of Block 58, is a vernacular dwelling that appears to have been built sometime after 1950. However, the footprint of this house appears on the 1926 Sanborn Fire Insurance Map. It has a low-sloped built-up roof that is primarily hipped with a small offset front gable end that covers a recessed porch at the front left corner of the building facing Watson Street. The building has minimal articulation - modern in character - with walls covered with stucco and simple wood double-hung and fixed windows. The angles of the lower eaves are perpendicular to the roof plane, and detail typical of modern-styled buildings of the late 1940s.

The porch columns are covered in stucco and have thin bands that wrap the top of the column where very flattened arches frame- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both  
ca1926, Sanborn Maps

\*P7. Owner and Address:  
Maria & Antonette Glynn Davi

930 Doud St.  
Monterey, CA 93940

\*P8. Recorded by:  
L.Dill, F.Maggi, J.Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)  
Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 201 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

the openings. Both the chimney and porch balustrade are in matching stucco cladding.

A garage is accessed off Cooper St. and appears original to the property.

As a vernacular circa 1950 house it lacks distinction, but as a circa 1925 house it would be somewhat rare as an early modernist structure. Other similar stucco houses can be found in the area with similar detailing but with more Prairie style character. This property warrants further investigation.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 202 Watson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 202 Watson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598473 mE/ 4051509 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Watson St. south of Scott St.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story Colonial Revival residence was constructed prior to 1912 on the 1903 Bagby Subdivision of Block 67. It is a simple rectangle with both an upstairs and downstairs entry, and may have been built originally as a two-unit building. The roof is front and rear gabled, and the front gable has a unique pattern overlay that might not be original to the building. The cladding is tri-beveled drop siding, and lacks specific articulation other than the use of a watertable at the lower floor level.

The main downstairs entry is flush with the façade and sits under a small hipped porch with two outside corner square columns. The balustrade and sides of the steps match the beveled siding of the house. A long wooden stairway leads to the upstairs door. Early Sanborn Fire Insurance Maps show this inset in the building, implying that the - (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1907, Sanborn Maps

\*P7. Owner and Address:

Mary A. Smith

202 Watson St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 202 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

x Continuation      Update

**P3a. Description (continued):**

stair configuration may be original. Because of renovations to the building however, it cannot be determined what components have been replaced or reworked. Many of the windows have been replaced with aluminum sliders, although the windows at the first level have many original double-hung sash and a tri-partite bay window is located on the right side of the entry, the door also appears to be original.

The building is stepped up from the street behind a concrete wall and well landscaped. The property is in excellent condition, although the level of integrity to its original design and materials cannot be determined. It remains one of the earliest buildings of this subdivision at the outer edge of the Old Town Neighborhood.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 211 Watson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 211 Watson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598500 mE/ 4051476 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Watson St. between Scott and Franklin Sts.

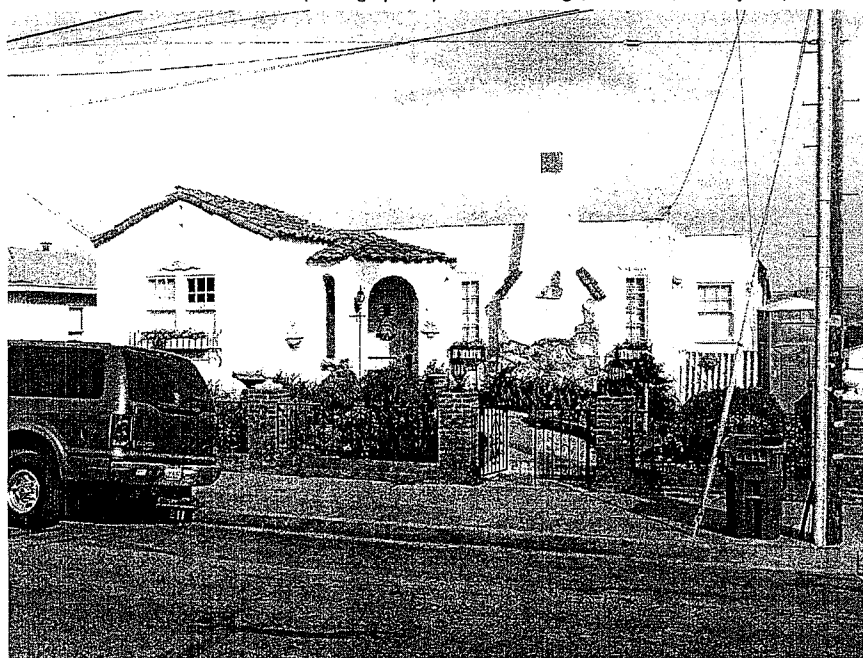
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story L-shaped Spanish Colonial Revival residence was built sometime between 1926 and 1936 on Lot 4 of the 1905 Metz Subdivision of Block 58. The house appears to be of masonry construction. The front gabled section of the house is covered with Spanish tiles. The remaining portion of the roof is flat with a parapeted wall above that is devoid of coping. At the corner of the L is a hipped roof that covers an octagonal porch. This arched porch is also covered with Spanish tiles. The house is sheathed in heavily troweled stucco. A recent addition to the rear of the property appears to be readied for a continuation of the stucco at the time of this survey. An exterior chimney is located on the front elevation that is covered with Monterey Shale stone at the base and heavily troweled stucco at the top. Roof tiles have been placed at- (See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1930, Sanborn Maps

\*P7. Owner and Address:

Maria B. DiMaggio Tr

236 Clay St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 211 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

the shoulder of the chimney and there is a clay tile chimney top that protrudes above the stucco.

Entry to the residence is via the hipped roof arcaded porch. A concrete path leading to stairs covered with tile provide access to the porch. The front door is wood paneled with large strap hinges. Two six-over-one double hung wood windows are located on the front façade. Two square roof drains are located above this window. Two thin fixed multi-pane windows flank the chimney on the front elevation. Each window has a floral bas-relief medallion over the opening. They do not appear original to the house but their originality could not be determined for certain. The remaining windows in the residence are of a similar double-hung type or aluminum sliding retrofitted windows. A set of French doors are located on the south elevation which opens onto a small patio.

The property is surrounded by a low brick wall with brick pillars at various intervals which are separated by a metal balustrade. Subdued landscaping consists of bushes and flowering plants surrounded by bark. A driveway is located on the south side of the house. The house is in good condition and has distinctive detailing. It is consistent with development in the Old Town Neighborhood during the late 1920s and early 1930s.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 212 Watson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 212 Watson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598482 mE/ 4051496 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Watson St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

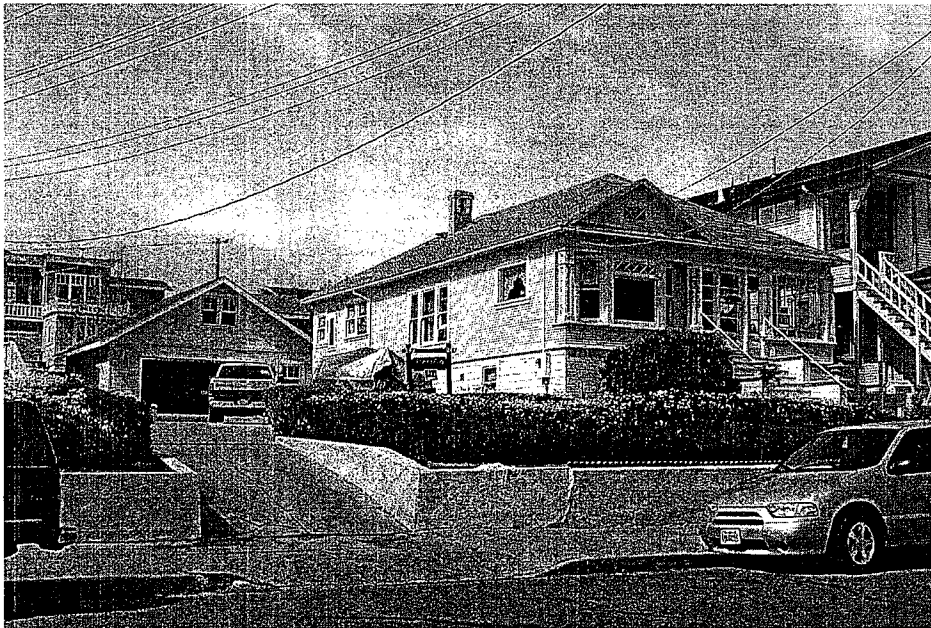
This one-story with raised basement Colonial Revival cottage was built prior to 1912 within the 1903 Bagby Subdivision of Block 67. It has a low pitched hipped roof with a small front gable on an offset wing. The eaves are boxed, and the roof is covered with composition shingles. Cladding is tri-beveled drop siding. The residence has a raised basement which is covered with wood v-groove siding. Wood shingles sheath the front gable.

Four short pillars mark the corners and main entry to the residence. The front façade includes a glass enclosed porch and an angled bay window. The entry door is a four-pane door surrounded by four-paned sidelights. The fixed window on the porch is a large pane window surrounded by smaller panes. The angled bay window has a fixed window with a transom flanked by two wood double-hung windows. The transom w- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both,  
ca1907, Sanborn Maps

\*P7. Owner and Address:  
Michael P. & Paula Scanton Trs

212 Watson St.  
Monterey, CA 93940

\*P8. Recorded by:  
L.Dill, F.Maggi, J.Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)  
Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 212 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

indow has a diamond pane pattern. This pane pattern is repeated in a small window in the front gable. The remaining fenestration on the house is one-over-one double hung wood windows and fixed windows. Wood steps and metal hand rail leads to the front door. The property sits up above sidewalk level with a concrete retaining wall and concrete steps leading to the residence.

A garage is located at the rear of the residence. The gabled garage is constructed in a similar style to the residence with diamond pattern shingles in the gable and matching sheathing as the house, however this garage does not appear on the 1962 Sanborn Fire Insurance Map. The property has a large driveway to the south of the residence, and is shared with two additional small houses to the south and a large apartment building to the rear. The rear building is adjacent Eddie Burns Lane. The two small buildings and rear apartments were all constructed prior to 1962 but are contemporary in design. IT appears that they were recently split off from the parcel with the historic house and are now addressed primarily as 224 Watson St.

The historic building is in good condition and was constructed early in the development of the Old Town neighborhood. Like many properties in the area, additional residential development has occurred on the property in contemporary times to increase the density of the property, although the expansion was does not detract from the integrity of the older building.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 283 Watson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 283 Watson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598471 mE/ 4051378 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Watson St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

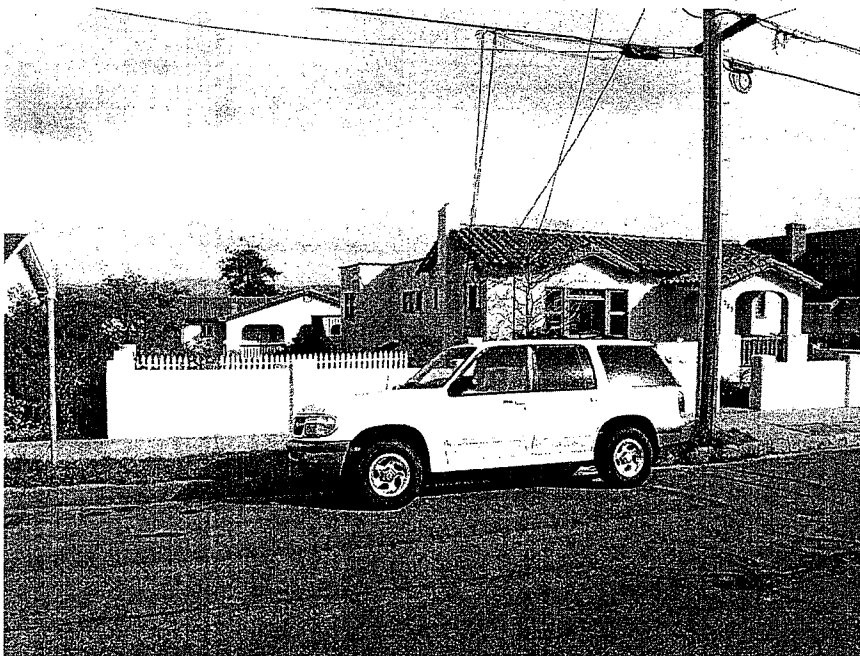
The two-story T-shaped residence located at 283 Watson Street was originally built in the Spanish Colonial Revival style sometime between 1926 and 1936 on Lot 18 and a portion of Lot 20 of the 1905 Metz Subdivision of Block 58. The residence has a side gabled roof with a flat roof at the front that is covered with Spanish tiles. The rear of the original building has a flat roof with tile coping. The front façade has a projecting front gabled porch and a decorative gabled tiled roof over the focal window. The building is sheathed in stucco, and an integral stucco chimney is located on the north elevation.

Entry to the house is via a protruding arched entryway with large square piers at the base. A turned wood balustrade is located between the piers. A small set of stairs leads to the porch which has a multi-pane front door. The focal- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1930, Sanborn Maps

\*P7. Owner and Address:  
Girolamo & Francine Flores Trs

9 Chatswood Pl  
Monterey, CA 93940

\*P8. Recorded by:  
L.Dill, F.Maggi, J.Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)  
Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 283 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

window consists of a fixed pane with transom above, flanked by two aluminum double hung windows. Located below the decorative gable is a bas-relief medallion. The remaining windows on the residence are similar to the focal window or small multi-pane wood windows.

The property is surrounded by a new stucco retaining wall. Simple landscaping consists of small trees and lawn. The rear of the site contains an addition structure built after 1962 that was done in a way that is compatible with the style of the original structure. This residence is adjacent Cooper St.

The property is in very good condition and consistent with development in the Old Town Neighborhood during the late 1920s and early 1930s. It is a good example of the densification that occurred during the last half of the twentieth century in the neighborhood that was done in a sensitive way that maintains the historic character of the original building.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 300 Watson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 300 Watson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598531 mE/ 4051353 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Watson St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

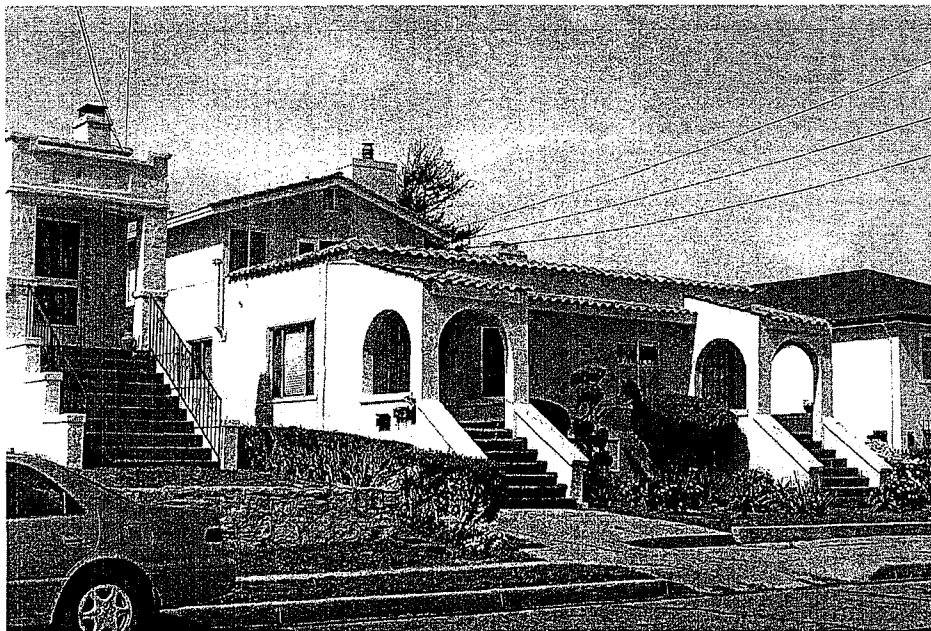
The property located at 300 302 Watson was originally developed between 1926 and 1936 as a duplex on Lot 43 of what was probably the 1908 Martin Subdivision of Block 67. It was built in the Spanish Colonial Revival style. A large modern L-shaped second story has been attached to the rear of the original building in recent times. The original section of the duplex is sheathed in stucco and has a flat roof with Spanish tile coping on the parapet. The rear second story has a cross gabled tiled roof with two chimneys. The modern addition has unenclosed eaves with decorative rafter tails. A stucco chimney is located at the center of the first story roof.

Entry to the duplex is via two symmetrical protruding arched entryways. The shed roofed porches are covered with tile. Concrete staircases lead to entries which have multi-pane front do- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca 1930, Sanborn Maps

\*P7. Owner and Address:

Providence & Vito Spadaro

300 Watson St.

Monterey, CA 93940

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 300 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ors which appear to be original to the building. A small tiled overhang covers the two symmetrical windows on the front elevation. These windows, along with others in the building, are sliding aluminum windows. The modern second story addition also has sliding aluminum windows.

Simple landscaping of small trees and shrubs is located at the entry to the duplex. A driveway is located to the south of the duplex which provides access to the second story addition. The property also has access off Eddie Burns Lane at the rear.

While this circa 1930 building has been compromised substantially, it is a unique design for a multi-family unit and even with the large addition to the rear maintains its character from the street. The loss of windows has damaged its integrity but the replacements were installed within the original frames. The building is representative of an important pattern of development late in the period of significance of the Old Town Neighborhood.

306

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 308 Watson Street

P1. Other Identifier: None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 308 Watson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598529 mE/ 4051321 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Watson St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property located at 306-308 Watson was originally developed between 1926 and 1936 as a duplex on Lot 41 of what was probably the 1908 Martin Subdivision of Block 67. It was built in the Spanish Colonial Revival style. The building appears to have been constructed in conjunction with the property to the north; however, aspects of the front yard tie it to the property to the south. It is a distinctive implementation of the Spanish Colonial style and unique in the Old Town Neighborhood.

The building is sheathed in rough troweled stucco and has a flat roof. The parapet is capped with edging covered with stucco, rather than the more typical tile coping found on buildings of this period. This edging detail is carried throughout the building and is found on the balustrades, stairway walls, chimney tops, and as an upper frame for the por- (-See Continuation Form--)

\*P3b. Resource Attributes: (List Attributes and codes) HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca 1930, Sanborn Maps

\*P7. Owner and Address:

Ute M. Isbill Tr

308 Watson St.

Monterey, CA 93940

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 308 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

ch roof openings. Integral stucco chimneys are located on both sides of the building.

Entry to the duplex is via two symmetrical protruding entryways. The flat roofed porches are stepped down from the higher roof above, and the parapets have corner battlements similar to the roof corners above. Concrete staircases lead to the entries which have multi-pane front doors which appear to be original to the building. A small tiled overhang covers the two symmetrically placed tri-partite windows on the front elevation. These windows, along with many others in the building, are original one-over-one double-hung wood.

Subdued landscaping graces the front setback, which is raised above a Monterey Shale wall that continues to the property to the south. The property has access off Eddie Burns Lane at the rear where vehicular access is located.

While this circa 1930 building has some minor compromises in integrity, it is a unique design for a multi-family unit and a distinctive design. The building is representative of an important pattern of development late in the period of significance of the Old Town Neighborhood.

303

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 2S2

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 314 Watson Street

P1. Other Identifier Frisbee/DeVoe House

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 314 Watson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598527 mE/ 4051294 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Watson St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Monterey Revival style residence with a sunken garage was built in 1927 on Lot 39 of what appears to be the 1908 Martin Subdivision of Block 67. It was recorded and evaluated through a Section 106 review under the National Historic Preservation Act in 2001, and was found eligible for the National Register through a consensus ruling.

This side gabled house has wide overhanging eaves with exposed rafter ends. The roof is covered in composition roofing. A stucco chimney with diamond pattern design is located at the ridge of the roof. The residence is sheathed in stucco with the exception of the garage, which is covered with Monterey Shale stone veneer. A curving Monterey Shale rock wall defines the entrance to the house and to the garage.

Entrance to the house is via a stone staircase. The front porch consists of slend- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1927, Sanborn Maps

\*P7. Owner and Address:

Marcia F. DeVoe

24497 San Mateo Ave.

Carmel, CA 93923

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 314 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

er wood posts which support a heavy beam which supports the shed roof. A balustrade consisting of thin wood boards encloses the porch. Entry to the house is via a wood door that has a six-pane window. A large fixed multi-pane focal window is located south of the porch. Three-pane casement windows are located to the north of the porch. This window opening has shutters. This portion of the residence, above the garage, is cantilevered out and two large brackets appear to support the overhanging window. Other windows on the house are of similar type but with various window surrounds. One window is set in a bay, one with shutters, and one window has a prominent window lintel as a decorative feature. A second entrance is located on the north side of the residence.

The property sits up above sidewalk level with the Monterey Shale retaining wall and concrete steps leading to the residence. Landscaping consists of small shrubs and lawn. The house, although subtle in design and small in scale, is craftsman built with strong historical associations with the architecture of Monterey's past. It is a unique design that is not found elsewhere in the vicinity and has a high level of integrity to its original design. The property has been previously recognized as a historic resource as noted above, and remains an important local resource in the context of the Old Town Neighborhood.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 330 Watson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 330 Watson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598519 mE/ 4051294 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Watson St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

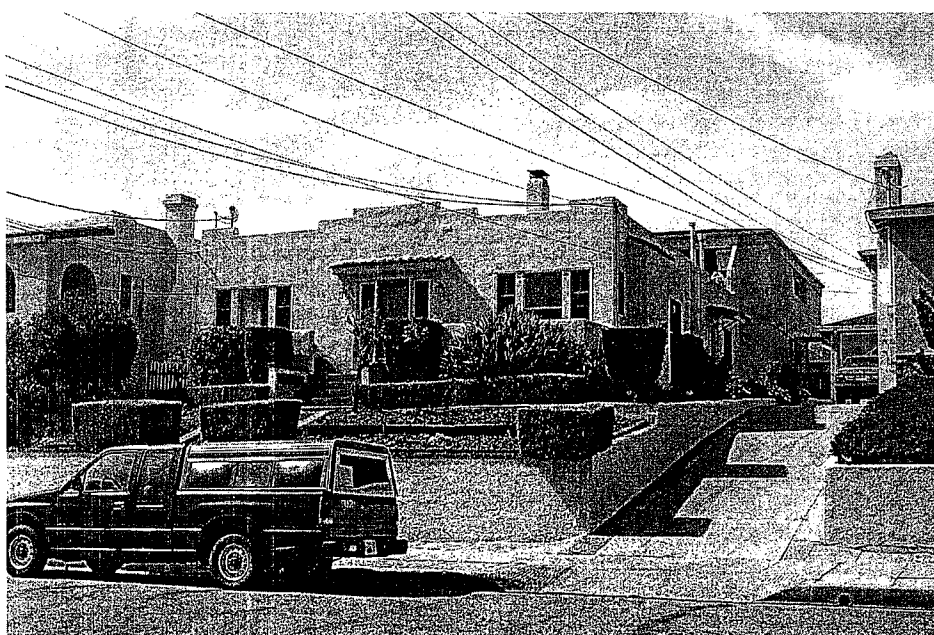
The property located at 330 Watson Street was constructed on Lot 35 of what appears to be the 1908 Martin Subdivision of Block 67. It was built in a simplified Mission Revival style sometime prior to 1926. The building has a flat roof and a stepped parapet wall that dominates the front façade with two symmetrically placed battlements at the corners of the walls. The exterior of the residence is covered with rough troweled stucco. A stuccoed chimney is located on the roof in the center of the building. Three ceramic tiles that are located underneath the center parapet wall have been covered with paint.

The flat façade of the building is punctuated at the front door which is flush with the wall and flanked by two tall vertical fixed windows. A small projecting shed roof detail is covered with tile and marks the entry to the residence. T- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1925, Sanborn Maps

\*P7. Owner and Address:

Gaspere F. Aliotti Tr

757 Lyndon St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 330 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

Two sconces flank the entryway. The symmetrically placed windows consist of a fixed window surrounded by two double-hung wood windows. The double hung windows have a single pane in the lower sash and two panes in the upper sash. On the north elevation a side entrance with a tiled shed roof provides a second entrance. The remaining fenestration on the residence is composed of similar double-hung wood windows. A concrete retaining wall creates a patio on the front elevation. Concrete steps lead to the patio and front door. The property sits up above sidewalk level with a concrete retaining wall with brick coping.

The building is in good condition and was constructed early in the development of the Old Town neighborhood. Like many properties in the area, additional residential development has occurred on the property in contemporary times to increase the density of the property, although the expansion was done in a sensitive way that protected the historic character of the property from the public right-of-way. The apartment complex to the rear is accessed from Eddie Burns Lane.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 343 Watson Street

P1. Other Identifier: None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 343 Watson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598549 mE/ 4051252 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Watson St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story cottage was built prior to 1912 on the north half of Lot 35 of what appears to be the 1905 Metz Subdivision of Block 58. Having some Queen Anne stylistic elements, the building is more characteristic of the transitional Neoclassical Revival style of the early twentieth century. The building has a hipped roof with a centered projecting gable over what was once the porch. The residence has boxed eaves with a flat board frieze below. The roof is covered with composition shingles and the building clad in beveled drop siding with v-groove siding below the water table. The projecting gable has fish scale pattern shingles within the apex and a short rooflet below.

A glass enclosed centered porch is the most prominent feature of the façade, although not original to the building. A small wood staircase with wood railing leads to t- (--See Continuation Form--)

\*P3b. Resource Attributes: (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca 1908, Sanborn Maps

\*P7. Owner and Address:

William & Margaret Wenzel Jr.

343 Watson St.

Monterey, CA 93940

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

Page 2

\*Resource Name or #: (Assigned by Recorder) 343 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

wo French doors which provide entry to the house. The glass enclosed porch consists of a large fixed multi-pane window, some of which are leaded glass with a diamond detail. The gable contains a rectangular fixed window. Two wood one-over-one double hung windows provide symmetry by flanking the centered gabled porch. The remaining fenestration on the house is one-over-one double hung wood windows.

Concrete steps lead to the front porch. The property is surrounded by a white concrete retaining wall. Landscaping consists of small shrubs and ground cover. Vehicular access is via the rear at Cooper St.

The property is in very good condition, and even though the front porch has been modified, it retains its historic character and is representative of the early development of the Old Town Neighborhood.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 346 Watson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 346 Watson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598400 mE/ 4051280 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Watson St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

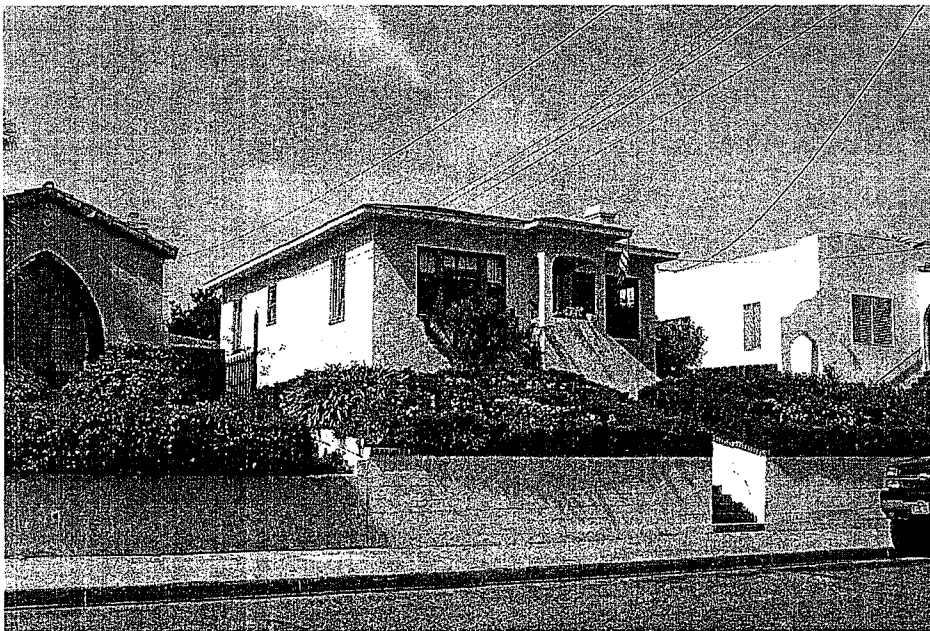
This residence is a small vernacular Prairie style house constructed between 1926 and 1936 on Lot 31 of the 1908 Martin Subdivision. It is a one-story in height and sits high above the street as with other houses in this subdivision along this block. The hipped roof is covered with composition shingles, and the wide overhanging eaves are boxed underneath. These wide boxed eaves lend a Prairie style quality to the residence and are its primary character defining feature. A stucco covered chimney is located on the north elevation.

Entry to the residence is by an arched porch that protrudes out from the building rectangle. The porch is accessed via the side from stairs with a solid balustrade. The porch defines the otherwise flat unadorned façade. A wood door provides entry to the residence. The windows on the façade are placed on either- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1928, Sanborn Maps

\*P7. Owner and Address:  
Katherine A. Owens Trust

16 Rainbow Dr. #H  
Malakoff, TX 75148

\*P8. Recorded by:  
L.Dill, F.Maggi, J.Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)  
Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 346 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

side of the entry staircase, and although similar in size, the windows are of different types. On the south side of the entry is a three part two-over-one double hung window flanking a fixed window with a multi-pane transom. On the north side are two three-over-one double hung wood windows.

The property sits up above sidewalk level with a concrete retaining wall and concrete steps leading to the residence. The concrete wall is painted and has brick coping. Landscaping consists of low bushes which cover the entire front yard.

The rear of the lot is accessed by Eddie Burns Lane, and an addition has been constructed at the rear of the house that provides additional residential rental space. The expansion is not visible from Watson Street, and the character of the original house has been retained even though site coverage has doubled. The property is consistent with the development patterns of the Old Town neighborhood, the house constructed during the growth period most likely in the late 1920s, and then converted to multi-family use in contemporary times. It is in very good condition and retains integrity to its original design from the street.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 351 Watson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 351 Watson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 578452 mE/ 4051287 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Watson St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story cottage was built prior to 1912 on the south half of Lot 35 of what appears to be the 1905 Metz Subdivision of Block 58. A transitional Neoclassical Revival styled residence with subtle Prairie style elements; the building has a prominent hipped roof with a centered hipped dormer with windows. The roof is covered with composition shingles and the broad eaves have open rafter tails. The building clad in beveled drop siding that is terminated at the watertable with V-groove siding below.

A horizontal eave wraps the building and shields a rectangular house volume with an offset from porch and angled bay. The porch area extends out to the front of the bay and has an L-shape leading to a front entry that is perpendicular to the street. The porch is approached with a wide set of wood steps framed with stepped sidewalls. At the t- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

0

\*P7. Owner and Address:

Santo William Trantino

121 Soledad Dr.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 351 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

op of the stairs are flanking slender wood columns top and bottom flanges.

Fenestration is segregated into distinct windows and frames; the frames original flatboard trim and the windows appearing to be all retrofits, done to match the double-hung originals. The offset porch area has a diamond shaped window to the rear which provides a distinctive character to the front façade.

The property is in good condition and surrounded by a concrete retaining wall at the front that is penetrated by a concrete set of steps leading to the front yard. Landscaping consists of small shrubs. Vehicular access is via the rear at Cooper St. Even with window changes, the house retains its pre-1912 character, and is representative of the early development of the Old Town Neighborhood.

318



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 354 Watson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 354 Watson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598404 mE/ 4051284 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Watson St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Spanish Colonial Revival residence was built sometime after 1936 on Lot 29 of the 1908 Martin Subdivision of Block 67. The H-shaped house has a front gable covered wing on the right side, and a hipped roof over a bay window on the left side of the front façade. The roof is covered with Spanish roof tiles and the eaves have short exposed rafter tails under metal gutters. The house is sheathed in stucco, with an exterior stucco chimney is located on the north (interior) elevation.

The front façade of the house has a mix of windows shapes and types. These include a large parabolic focal window, a three-part window, and a large three-part bay window. All fixed windows have horizontal muntins which creates an elongated and horizontal emphasis to the entire residence. The remaining windows on the residence are of a similar ty- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both  
ca 1937, Sanborn Maps

\*P7. Owner and Address:  
Michael A. Bruno Trust

1373 Jacks Rd.  
Monterey, CA 93940

\*P8. Recorded by:  
L. Dill, F. Maggi, J. Kusz  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)  
Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 354 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

pe. Located over the parabolic window are three round roof vents. Entry to the residence is by a small walled patio with a wood gate which leads to the front door. A concrete staircase leads to the entry where the multi-pane front doors sets perpendicular to the street.

The property sits high up above the sidewalk level which is separated from the property by a concrete retaining wall. The concrete wall is covered in stucco to match the exterior of the house. Landscaping consists of large bushes and a few trees. The property has access from the rear at Eddie Burns Lane, and the residential use of the property has been expanded at the rear with the addition of residential rental space. The house is in very good condition and retains a high level of integrity to its late 1930s construction, even though expanded at the rear. Although built late in the development of the Martin Subdivision, it is consistent in style with other residences built along Watson Street in the vicinity. The Spanish Colonial Revival style was popular in the Old Town neighborhood during the 1930s as the area was built out. The expansion of the residence to the rear is consistent with the development patterns in the neighborhood during the last half a century as the area increased in density.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 359 Watson Street

P1. Other Identifier: None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 359 Watson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598443 mE/ 4051245 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Watson St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Craftsman house was built prior to 1912 on what appears to be a lot of the 1906 Alexander Subdivision of a portion of Block 58. A vernacular design with a front gable that dominates the façade, the building is rectangular in shape with a offset porch tucked into the building envelope. The roof is covered with composition shingles and the broad eaves have open rafter tails. The rake fascia at the front is a wide board large braces that extend beyond the plane of the roof edge. The building clad in stucco, with porch, column, and chimney elements all merged into the building shape.

The porch area contains a solid wood entry door with a three-part molded trim, and a set of tri-partite windows which appear to be single-hung and topped by multi-pane Craftsman windows. A matching set of windows is located on the left side of - (--See Continuation Form--)

\*P3b. Resource Attributes: (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and  
Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1910, Sanborn Maps

\*P7. Owner and Address:

Jaroslav R. Heider

359 Watson St.

Monterey, CA 93940

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 359 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

the façade. An additional multi-pane window set is located high and to the left of the front door that continues the theme throughout the front of the building. The porch is approached with a wide set of steps framed with stucco sidewalls.

The property is in good condition and surrounded by a concrete retaining wall at the front that is penetrated by a short concrete step leading to the front yard. Landscaping consists of small shrubs. Vehicular access is via a driveway at the south side of the property.

The house retains its pre-1912 character, and is representative of the early development of the Old Town Neighborhood.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 367 Watson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 367 Watson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598422 mE/ 4051219 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Watson St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Mission Revival residence was constructed on Lot 43 of Block 58 of what appears to be the Alexander Subdivision of 1906. It was built prior to 1926, and is an early example of the Mission Revival style in the neighborhood.

It is one-story in height and generally rectangular in shape, the building having an offset front wing on the northwest corner. The roof is flat and surrounded by an uncovered parapet with battlements at the corners. The cladding is stucco, and a tall chimney protrudes from the south elevation. This elevation has a porte-cochere of stucco and is topped by Spanish tile edging. The only other evidence of use of tile is a shed roofed open porch that is set to the right of the front wing. The porch is framed with three arched openings, one at the front and a double set on the right. An eight-panel wood door is set - (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1925, Sanborn Maps

\*P7. Owner and Address:

Salvatore & Betty Lou Russo

367 Watson St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 367 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

within the porch area, and the porch floor is concrete which is accessed from the front with three concrete steps. The porch leads to a small patio surrounded by a solid wall, and the yard at the front is edged with a low concrete wall. The yard contains a number of shrubs.

Fenestration at the front consists of tri-partite windows with a large center picture window and flanking double-hung windows with single pane sash. Centered above these windows are medallions set in the stucco walls.

The property is in good condition and a garage is located at the rear. The house is consistent with the pattern of development of the Old Town Neighborhood during the growth period in the early 1920s.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 383 Watson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 383 Watson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598543 mE/ 4051204 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Watson St. between Scott and Franklin Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Craftsman house was constructed sometime between 1926 and 1936 on a lot in the Alexander Subdivision of 1906. It is vernacular in design, a late example of this style but designed with detailing consistent with the style.

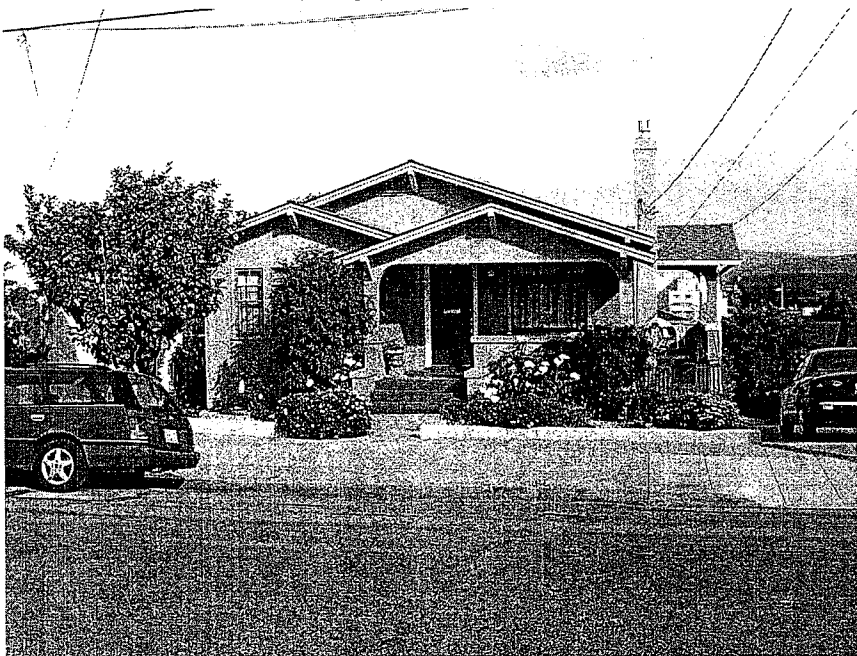
The house is basically rectangular in shape and has a series of three layered front gable fronts to its moderately low-sloped roof. The left gable covers a shallow front wing and the right gabled porch roof is slightly larger and projects forward over the porch area. Both of these gable ends are subsidiary to the large prominent gable front. All three front edges of the roof are braced with simple outriggers, and the peak of the roof has a small vent in the apex.

The house is clad in stucco which is also used on the porch sides and a tall chimney that rises at the south side of the building. The s- (--See Continuation Form--)

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1928, Sanborn Maps

\*P7. Owner and Address:

Deborah Janssen Tr

383 Watson St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 383 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

tucco wall of the front porch is rounded at the two outer corners, and the balustrade is capped.

Fenestration consists of a mix of wood windows, some fixed with multi-pane transom, and other multi-pane double-hung.

A driveway is located on the south end of the property which leads to a garage at the rear, and the front yard is edged in concrete and contains some shrubs. The property is in excellent condition and consistent with the development of the Old Town Neighborhood during the late 1920s period.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 419 Watson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 419 Watson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598398 mE/ 4051156 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Watson St. between Franklin and Jefferson Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This building appears on the 1884 Assessors Map of Monterey, located on Block 57. At that time it straddled a property line. From the public right-of-way it appears to be a vernacular National style cottage that has been clad with stucco the covers the original wood cladding material. The windows and door are not original to the building. It does not represent its historic character at present. However, because it is such an early building in the history of the Old Town Neighborhood, and its construction date falls before the first Assessors Map drawn for the area, it should be investigated more intensely beyond that which is capable in a reconnaissance survey. Although the integrity has been compromised, it may still constitute an important historic resource for the City of Monterey.

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1880, Sanborn Maps

\*P7. Owner and Address:

John K & Diane V. Sherman III

419 Watson St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 419 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

P3a. Description (continued):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 443 Watson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 443 Watson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598411 mE/ 4051135 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Watson St. between Franklin and Jefferson Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one and one-half story Colonial Revival house was built between 1905 and 1912 on Lot 28 of Block 57. An imposing structure within the neighborhood, it appears to have undergone substantial renovation and from observation from the public right-of-way it cannot be determined to what degree the fabric of the building is original. The house footprint is basically the same as it shows on the 1912 Sanborn Fire Insurance Map from the front.

The house can only be properly described with a more intensive investigation. It remains an important early resource in the Old Town Neighborhood and warrants further investigation both for its architectural integrity and for its early associations.

\*P3b. Resource Attributes (List Attributes and codes) HP02 HP03

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca1908, Sanborn Maps

\*P7. Owner and Address:

John E. Banks

1550 Mescal St.

Seaside, CA 93955

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

## CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 443 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

P3a. Description (continued):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #

HRI #

Trinomial

NRHP Status Code 5S3

Survey #

DOE #

Other Listings

Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 521 Watson Street

P1. Other Identifier None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 521 Watson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598345 mE/ 4050944 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

East side of Watson St. between Jefferson and Madison Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This pre-1912 Neoclassical Revival cottage was constructed on Lot 9 of the 1906 Rodricks Subdivision of Block 118. It is rectangular in shape and covered with a hipped roof with composition shingles. The front façade has an offset front wing to the left and contains a angled bay window, each side contains a double-hung window with single-pane sash. The front gable of the wing projects out over the bay, and a shorter shed extends out to the right over a front porch that is supported by thin Tuscan columns.

Cladding consists of beveled drop siding, and most of the windows appear to be original. The site is heavily landscaped at the front with shrubs and vines.

Although vernacular in design, the house reflects the early period of development of the Old Town Neighborhood and appears to have integrity to its original character

\*P3b. Resource Attributes (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

ca1908, Sanborn Maps

\*P7. Owner and Address:

Jean-Michel Terdjman

521 Watson St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 521 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

P3a. Description (continued):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Survey #  
DOE #  
Other Listings  
Review Code  
Reviewer  
Date

Page 1 \*Resource Name or #: (Assigned by Recorder) 524 Watson Street

P1. Other Identifier: None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 524 Watson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598315 mE/ 405095 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Watson St. between Jefferson and Madison Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This unique house of the Arts and Crafts period is faced in Monterey Shale and presents a unique aspect to the residential area of the Old Town Neighborhood. Constructed between 1912 and 1926, it is generally rectangular in shape and sits high above the street on an L-shaped lot that includes a large vacant section at the corner of Watson and Jefferson Streets. It was constructed on Lot 2 of the 1906 National Bank Subdivision of Block 119, and a portion of the lot has been parcel out which now contains another house that faces Jefferson St.

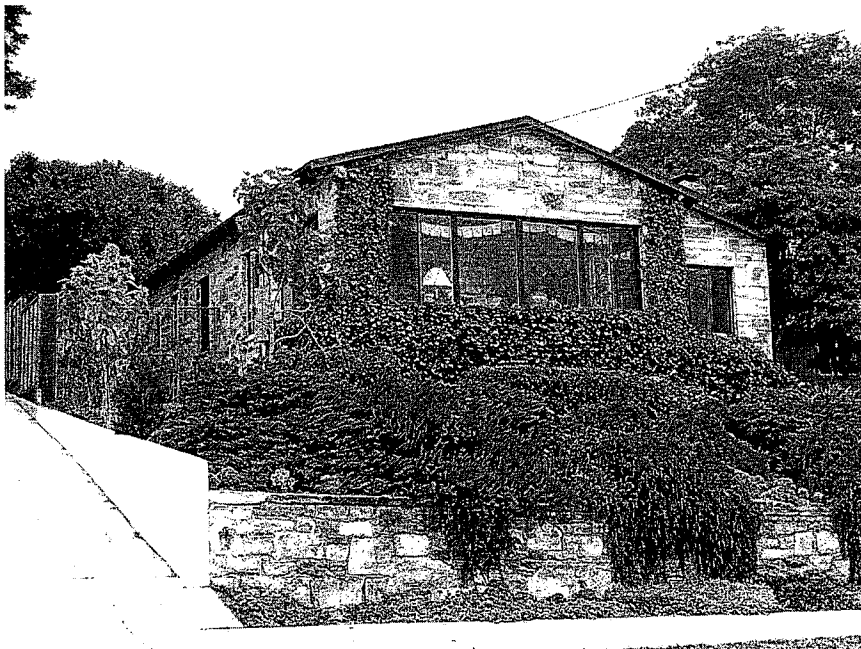
The building has two front-facing gabled ends and a moderately sloped roof. A front wing is located to the left and the roof above is stepped down from the main roof. The roof has a thin profile and at the lower eaves has rounded rafter tails.

The use of Monterey Shale is pervasive throughout t- (--See Continuation Form--)

\*P3b. Resource Attributes: (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed/Age and  
Source: ☒ Historic ☐ Prehistoric  
☐ Both

ca 1920, Sanborn maps

\*P7. Owner and Address:

Bill Leone

524 Watson St.

Monterey, CA 93940

\*P8. Recorded by:

L.Dill, F.Maggi, J.Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Binomial

Page 2

\*Resource Name or #: (Assigned by Recorder) 524 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

he building envelope, and continues into the landscape with both the sidewalk wall at the front, and steps and walkways utilizing the material. The walls are punctuated by large glass panels at the front, and the front entry door sits perpendicular to the street.

Landscaping is lush, and the property appears to be in excellent condition.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3S

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1

\*Resource Name or #: (Assigned by Recorder) 574 Watson Street

P1. Other Identifier: None

\*P2. Location: ☐ Not for Publication ☒ unrestricted

\*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

\*b. USGS 7.5' Quad Monterey Date 1997 T 15 ; R 1 ; 1/4 of 1/4 of Sec ; MD B.M.

c. Address 574 Watson Street City: Monterey Zip 93940

d. UTM: (Give more than one for large and/or linear resources) Zone 10S ; 598311 mE/ 4050904 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate)

West side of Watson St. between Jefferson and Madison Sts.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This pre-1912 Shingle style residence was constructed on Lot 1 of the National Bank Subdivision of 1906. It is likely that it was constructed shortly after this subdivision, as the estate lot apparently was created for this residence.

It is an imposing structure with Colonial Revival elements with a formal façade facing Watson St. Basic building volume is cross-gabled with the roof rising the full height of the second level, expanded out with shed dormers. The central two-story wing projects out from the building volume and is crowned by a large gable top that sets over a windows room of 10 single-hung windows with multi-pane uppers. The front door below is a couplet, and this entry room is also washed in light with multiple windows.

The site is formally landscaped, and contains a large wood porte-cochere on the north side of the - (--See Continuation Form--)

\*P3b. Resource Attributes: (List Attributes and codes) HP02

\*P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both

0

\*P7. Owner and Address:

Kuar Pal Singh

524 Watson St.

Monterey, CA 93940

\*P8. Recorded by:

L. Dill, F. Maggi, J. Kusz

Architectural Historians

Archives & Architecture

PO Box 1332

San Jose, CA 95109

\*P9. Date Recorded: 6/15/2005

\*P10. Survey Type (Describe)

Survey - Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Mining Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other (List):

Page 2

\*Resource Name or #: (Assigned by Recorder) 574 Watson Street

\*Recorded by: L.Dill, F.Maggi, J.Kusz

\*Date 6/15/2005

☒ Continuation ☐ Update

**P3a. Description (continued):**

building. An additional building is located on the site. The property is a complex historic resource that requires a much more intensive level of investigation than is possible within a reconnaissance survey such as this. The unique architectural qualities can only be adequately described and evaluated by first understanding the context of both the people associated with the creation of the site.

350