Historic Context Statement
September 2005
(Revised February 2006)

RECONNAISSANCE HISTORIC SURVEY
LOWER OLD TOWN
Monterey, California

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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)
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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 development 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.
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 Plan1 revision has been under development since last year and is scheduled for adoption later this year.

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1 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 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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2 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.

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.

3 “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. Narváez 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 Subdivision** (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 **Seeeno 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.
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 (Kimbro 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 Calabra 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.

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 era 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 knows 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.
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.
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.

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.

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.

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.

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, undorned, 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.
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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Sanborn Fire Insurance Maps, City of Monterey.


Subdivision Maps, Monterey County Recorder's Office. Salinas, California.

United States Population Census

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<tr>
<td>0 Anita</td>
<td>1374012000</td>
<td>This parcel is vacant and belongs to the Monterey City School District (Monterey Peninsula Unified School District) and is a part of Larkin Park.</td>
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<tr>
<td>260 Anita</td>
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<td>This house with two-car garage appears to have replaced an earlier house on the site sometime after 1962.</td>
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<td>286 Anita</td>
<td>1373002000</td>
<td>This is a post 1962 building that replaced an earlier residence, and has access from both Anita and Clay Streets.</td>
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<td>292 Anita</td>
<td>1373001000</td>
<td>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.</td>
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<td>0 Clay</td>
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<td>This parcel is vacant and belongs to the Monterey School District</td>
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<td>This modern house was constructed prior to 1962 and the rear structure was constructed after 1962.</td>
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<td>261 Clay</td>
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<td>This small vernacular house appears on this site prior to 1912. It has a low level of integrity to its original design.</td>
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<td>309 Clay</td>
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<td>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.</td>
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<tr>
<td>317 Clay</td>
<td>1372012000</td>
<td>This property contains a contemporary apartment building.</td>
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<tr>
<td>333 Clay</td>
<td>1372001000</td>
<td>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.</td>
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<tr>
<td>365 Clay</td>
<td>1371012000</td>
<td>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.</td>
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<tr>
<td>Property Address</td>
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</tr>
<tr>
<td>363 Clay</td>
<td>1371002000</td>
<td>Recorded</td>
</tr>
<tr>
<td>415 Clay</td>
<td>1391026000</td>
<td>This is a pre-1952 Ranch house built after 1945 and is not within the period of significance for the Lower Old Town reconnaissance survey.</td>
</tr>
<tr>
<td>421 Clay</td>
<td>1391025000</td>
<td>This is a pre-1952 Ranch house built after 1945 and is not within the period of significance for the Lower Old Town reconnaissance survey.</td>
</tr>
<tr>
<td>443 Clay</td>
<td>1391024000</td>
<td>Recorded</td>
</tr>
<tr>
<td>451 Clay</td>
<td>1391023000</td>
<td>Recorded</td>
</tr>
<tr>
<td>457 Clay</td>
<td>1391022000</td>
<td>Recorded</td>
</tr>
<tr>
<td>465 Clay</td>
<td>1391021000</td>
<td>Recorded</td>
</tr>
<tr>
<td>479 Clay</td>
<td>1391020000</td>
<td>Recorded</td>
</tr>
<tr>
<td>202 Eddie Burns</td>
<td>1375024000</td>
<td>This property, located off Eddie Burns Lane at its northerly terminus contains a modern apartment building.</td>
</tr>
<tr>
<td>504 Franklin</td>
<td>1382004000</td>
<td>This residential structure was constructed after 1962.</td>
</tr>
<tr>
<td>530 Franklin</td>
<td>1382003000</td>
<td>Recorded. Previously recorded by Kent Seavey on 4/20/2004.</td>
</tr>
<tr>
<td>541 Franklin</td>
<td>1531003000</td>
<td>Recorded</td>
</tr>
<tr>
<td>560 Franklin</td>
<td>1382002000</td>
<td>Recorded</td>
</tr>
<tr>
<td>598 Franklin</td>
<td>1382001000</td>
<td>This one-story multi-family apartment building was constructed after World War II.</td>
</tr>
<tr>
<td>599 Franklin</td>
<td>1531030000</td>
<td>This site contains a large apartment complex called DeMaggio Apartments that was built after 1962.</td>
</tr>
<tr>
<td>611 Franklin</td>
<td>1393002000</td>
<td>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 recognizable as a historic structure.</td>
</tr>
<tr>
<td>632 Franklin</td>
<td>1381004000</td>
<td>Recorded</td>
</tr>
<tr>
<td>650 Franklin</td>
<td>1381003000</td>
<td>Of the two buildings on this site, the easterly one was constructed after 1962, and the westerly one is pre-1926, however, it has been altered to match the design of the newer building.</td>
</tr>
<tr>
<td>661 Franklin</td>
<td>1393001000</td>
<td>This property contains an multi-family residential building constructed after 1962.</td>
</tr>
<tr>
<td>682 Franklin</td>
<td>1381002000</td>
<td>This pre-1926 Craftsman house is not distinctive or has been altered by a re-cladding of stucco.</td>
</tr>
<tr>
<td>698 Franklin</td>
<td>1381001000</td>
<td>Recorded</td>
</tr>
<tr>
<td>702 Franklin</td>
<td>1375043000</td>
<td>Recorded</td>
</tr>
<tr>
<td>716 Franklin</td>
<td>1375042000</td>
<td>Recorded</td>
</tr>
<tr>
<td>732 Franklin</td>
<td>1375041000</td>
<td>This pre-1926 Craftsman house has been altered and no longer represents its historic character.</td>
</tr>
<tr>
<td>Property Address</td>
<td>APN Number</td>
<td>Notes</td>
</tr>
<tr>
<td>------------------</td>
<td>--------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>739 Franklin</td>
<td>1392025000</td>
<td>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.</td>
</tr>
<tr>
<td>759 Franklin</td>
<td>1392024000</td>
<td>Recorded</td>
</tr>
<tr>
<td>766 Franklin</td>
<td>1375003000</td>
<td>This pre-1926 house has been substantially altered and no longer represents it historic character.</td>
</tr>
<tr>
<td>782 Franklin</td>
<td>1392002000</td>
<td>This appears to be a post World War II house.</td>
</tr>
<tr>
<td>783 Franklin</td>
<td>1375002000</td>
<td>This residence was constructed after World War II.</td>
</tr>
<tr>
<td>799 Franklin</td>
<td>1392001000</td>
<td>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.</td>
</tr>
<tr>
<td>800 Franklin</td>
<td>1371004000</td>
<td>This multi-family residential building was constructed prior to 1962.</td>
</tr>
<tr>
<td>832 Franklin</td>
<td>1371014000</td>
<td>This multi-family residential building was constructed prior to 1962.</td>
</tr>
<tr>
<td>833 Franklin</td>
<td>1391004000</td>
<td>This house was constructed on this site sometime after World War II.</td>
</tr>
<tr>
<td>860 Franklin</td>
<td>1371016000</td>
<td>This property contains a modern apartment building.</td>
</tr>
<tr>
<td>867 Franklin</td>
<td>1391033000</td>
<td>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 surveyed.</td>
</tr>
<tr>
<td>882 Franklin</td>
<td>1371015000</td>
<td>Recorded</td>
</tr>
<tr>
<td>895 Franklin</td>
<td>1391002000</td>
<td>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.</td>
</tr>
<tr>
<td>898 Franklin</td>
<td>1371001000</td>
<td>Recorded</td>
</tr>
<tr>
<td>899 Franklin</td>
<td>1391001000</td>
<td>Recorded</td>
</tr>
<tr>
<td>816 Hellam</td>
<td>1372018000</td>
<td>This property contains a house built since 1962.</td>
</tr>
<tr>
<td>832 Hellam</td>
<td>1372015000</td>
<td>This appears to be a replacement house built shortly after World War II.</td>
</tr>
<tr>
<td>833 Hellam</td>
<td>1371008000</td>
<td>This is a pre-1912 house that has been substantially altered and is no longer recognizable as a historic building.</td>
</tr>
<tr>
<td>851 Hellam</td>
<td>1371009000</td>
<td>This is a pre-1912 two-story house that has been substantially altered and is no longer recognizable as a historic building.</td>
</tr>
<tr>
<td>866 Hellam</td>
<td>1372014000</td>
<td>Recorded</td>
</tr>
<tr>
<td>867 Hellam</td>
<td>1371010000</td>
<td>This is a pre-1926 house that has been substantially altered and is no longer recognizable as a historic building.</td>
</tr>
<tr>
<td>882 Hellam</td>
<td>1372020000</td>
<td>This is possibly a pre-1926 house but has altered in such a way that it is no longer recognizable as a historic building.</td>
</tr>
<tr>
<td>883 Hellam</td>
<td>1371011000</td>
<td>This is a pre-1912 house that has been substantially altered and is no longer recognizable as a historic building.</td>
</tr>
<tr>
<td>0 Herrmann</td>
<td>1993001000</td>
<td></td>
</tr>
<tr>
<td>Property Address</td>
<td>APN Number</td>
<td>Notes</td>
</tr>
<tr>
<td>------------------</td>
<td>------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>0 Herrmann</td>
<td>1406016000</td>
<td>The Unity Church of Monterey appears in a different configuration than the footprint of the church shown on the 1962 Sanborn Map.</td>
</tr>
<tr>
<td>6 Herrmann</td>
<td>1406009000</td>
<td>This house appears to have been constructed sometime after World War II.</td>
</tr>
<tr>
<td>7 Herrmann</td>
<td>1412006000</td>
<td>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.</td>
</tr>
<tr>
<td>14 Herrmann</td>
<td>1406010000</td>
<td>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.</td>
</tr>
<tr>
<td>0 Jefferson</td>
<td>1521022000</td>
<td>This vacant lot is associated with the State of California property located directly to the west at 599 Jefferson St.</td>
</tr>
<tr>
<td>0 Jefferson</td>
<td>1531016000</td>
<td>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.</td>
</tr>
<tr>
<td>560 Jefferson</td>
<td>1531015000</td>
<td>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.</td>
</tr>
<tr>
<td>580 Jefferson</td>
<td>1531014000</td>
<td>Recorded</td>
</tr>
<tr>
<td>599 Jefferson</td>
<td>1521021000</td>
<td>Recorded</td>
</tr>
<tr>
<td>630 Jefferson</td>
<td>1393014000</td>
<td>This property contains a post World War II apartment building. It is an interesting modernistic design that warrants further investigation in the future.</td>
</tr>
<tr>
<td>641 Jefferson</td>
<td>1405019000</td>
<td>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.</td>
</tr>
<tr>
<td>670 Jefferson</td>
<td>1393015000</td>
<td>This post World War II residence has unique modern Ranch style features and warrants further investigation in the future.</td>
</tr>
<tr>
<td>675 Jefferson</td>
<td>1404001000</td>
<td>This the site of a large contemporary apartment complex.</td>
</tr>
<tr>
<td>680 Jefferson</td>
<td>1393016000</td>
<td>Recorded</td>
</tr>
<tr>
<td>698 Jefferson</td>
<td>1393017000</td>
<td>Recorded</td>
</tr>
<tr>
<td>700 Jefferson</td>
<td>1392012000</td>
<td>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.</td>
</tr>
<tr>
<td>725 Jefferson</td>
<td>1403003000</td>
<td>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.</td>
</tr>
<tr>
<td>750 Jefferson</td>
<td>1392013000</td>
<td>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.</td>
</tr>
<tr>
<td>761 Jefferson</td>
<td>1403002000</td>
<td>Recorded. Presently listed as a Historic Resource by the City of Monterey.</td>
</tr>
<tr>
<td>766 Jefferson</td>
<td>1392014000</td>
<td>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.</td>
</tr>
<tr>
<td>783 Jefferson</td>
<td>1403010000</td>
<td>A Neoclassical house built prior to 19121, this building has been substantially modified and no longer represents its historic character.</td>
</tr>
<tr>
<td>Property Address</td>
<td>APN Number</td>
<td>Notes</td>
</tr>
<tr>
<td>------------------</td>
<td>--------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>799 Jefferson</td>
<td>1403009000</td>
<td>The house on this corner site appears to have been constructed in the 1950s.</td>
</tr>
<tr>
<td>801 Jefferson</td>
<td>1401010000</td>
<td>Recorded</td>
</tr>
<tr>
<td>825 Jefferson</td>
<td>1401009000</td>
<td>This lot contains a contemporary house.</td>
</tr>
<tr>
<td>832 Jefferson</td>
<td>1391015000</td>
<td>This property contains a post World War II residence.</td>
</tr>
<tr>
<td>835 Jefferson</td>
<td>1401007000</td>
<td>A house of similar size appears on this site as late as 1962 with a different footprint.</td>
</tr>
<tr>
<td>845 Jefferson</td>
<td>1401008000</td>
<td>Recorded</td>
</tr>
<tr>
<td>850 Jefferson</td>
<td>1391016000</td>
<td>Recorded</td>
</tr>
<tr>
<td>857 Jefferson</td>
<td>1401005000</td>
<td>Recorded</td>
</tr>
<tr>
<td>866 Jefferson</td>
<td>1391017000</td>
<td>Recorded</td>
</tr>
<tr>
<td>867 Jefferson</td>
<td>1401004000</td>
<td>This house was built on this site prior to 1926, but appears to have been altered substantially and does not reflect its original character</td>
</tr>
<tr>
<td>877 Jefferson</td>
<td>1401003000</td>
<td>Recorded</td>
</tr>
<tr>
<td>882 Jefferson</td>
<td>1391018000</td>
<td>Recorded</td>
</tr>
<tr>
<td>889 Jefferson</td>
<td>1401002000</td>
<td>Recorded</td>
</tr>
<tr>
<td>898 Jefferson</td>
<td>1391019000</td>
<td>Recorded</td>
</tr>
<tr>
<td>899 Jefferson</td>
<td>1401001000</td>
<td>Recorded</td>
</tr>
<tr>
<td>807 Johnson</td>
<td>1402015000</td>
<td>This is a modern apartment building constructed after 1962.</td>
</tr>
<tr>
<td>823 Johnson</td>
<td>1402016000</td>
<td>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.</td>
</tr>
<tr>
<td>835 Johnson</td>
<td>1402010000</td>
<td>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 its cannot be determined without a more intensive level investigation.</td>
</tr>
<tr>
<td>845 Johnson</td>
<td>1402008000</td>
<td>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.</td>
</tr>
<tr>
<td>887 Johnson</td>
<td>1402020000</td>
<td>This is the site of a contemporary building that appears to have been constructed in the 1970s.</td>
</tr>
<tr>
<td>877 Johnson</td>
<td>1402020000</td>
<td>Recorded</td>
</tr>
<tr>
<td>889 Johnson</td>
<td>1402018000</td>
<td>Recorded</td>
</tr>
<tr>
<td>899 Johnson</td>
<td>1402017000</td>
<td>This property contains a contemporary house built since 1962.</td>
</tr>
<tr>
<td>0 Larkin</td>
<td>1521023000</td>
<td>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.</td>
</tr>
<tr>
<td>Property Address</td>
<td>APN Number</td>
<td>Notes</td>
</tr>
<tr>
<td>------------------</td>
<td>--------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>210 Larkin</td>
<td>1381024000</td>
<td>This house was constructed on this site sometime after WWII.</td>
</tr>
<tr>
<td>211 Larkin</td>
<td>1382021000</td>
<td>This post 1936 Spanish Colonial Revival residence has been substantially altered and no longer represents its original form.</td>
</tr>
<tr>
<td>218 Larkin</td>
<td>1381023000</td>
<td>Recorded</td>
</tr>
<tr>
<td>219 Larkin</td>
<td>1382022000</td>
<td>This post 1936 Spanish Colonial Revival residence has been substantially altered after 1962 and no longer is representative of its original form.</td>
</tr>
<tr>
<td>226 Larkin</td>
<td>1381022000</td>
<td>The house on this property, built sometime prior to 1912, has been substantially altered and does not seem reversible to its original historic character.</td>
</tr>
<tr>
<td>227 Larkin</td>
<td>1382023000</td>
<td>This post 1936 Spanish Colonial Revival residence has been substantially modified from its original form and no longer represents its original design.</td>
</tr>
<tr>
<td>235 Larkin</td>
<td>1382024000</td>
<td>This is a circa 1950s two-story house that does not fall within the period of significance for the Old Town Neighborhood reconnaissance study.</td>
</tr>
<tr>
<td>236 Larkin</td>
<td>1381021000</td>
<td>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.</td>
</tr>
<tr>
<td>244 Larkin</td>
<td>1381020000</td>
<td>Recorded</td>
</tr>
<tr>
<td>245 Larkin</td>
<td>1382037000</td>
<td>Recorded</td>
</tr>
<tr>
<td>254 Larkin</td>
<td>1381019000</td>
<td>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.</td>
</tr>
<tr>
<td>255 Larkin</td>
<td>1382038000</td>
<td>This property contains a modern two-story apartment building constructed after 1962.</td>
</tr>
<tr>
<td>256 Larkin</td>
<td>1381018000</td>
<td>This house appears to have been constructed in the 1950s.</td>
</tr>
<tr>
<td>267 Larkin</td>
<td>1382026000</td>
<td>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.</td>
</tr>
<tr>
<td>272 Larkin</td>
<td>1381017000</td>
<td>Recorded</td>
</tr>
<tr>
<td>282 Larkin</td>
<td>1381016000</td>
<td>Recorded</td>
</tr>
</tbody>
</table>
| 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.
<p>| 290 Larkin       | 1381015000   | Recorded                                                                                                                                                                                              |
| 291 Larkin       | 1382028000   | Recorded                                                                                                                                                                                              |
| 298 Larkin       | 1381014000   | Recorded                                                                                                                                                                                              |
| 299 Larkin       | 1382029000   | Recorded                                                                                                                                                                                              |
| 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                                                                                                                                                                                              |</p>
<table>
<thead>
<tr>
<th>Property Address</th>
<th>APN Number</th>
<th>Notes</th>
<th>NRHP code</th>
</tr>
</thead>
<tbody>
<tr>
<td>309 Larkin</td>
<td>1382031000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>316 Larkin</td>
<td>1381012000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>317 Larkin</td>
<td>1382032000</td>
<td>This property contains a post 1962 apartment building.</td>
<td></td>
</tr>
<tr>
<td>322 Larkin</td>
<td>1381011000</td>
<td>This property appears to have been developed prior to 1912, but has been substantially modified and no longer represents its historic character.</td>
<td></td>
</tr>
<tr>
<td>332 Larkin</td>
<td>1381010000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>333 Larkin</td>
<td>1382033000</td>
<td>This property contains a recently constructed Modernistic apartment building.</td>
<td></td>
</tr>
<tr>
<td>342 Larkin</td>
<td>1381009000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>343 Larkin</td>
<td>1382034000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>358 Larkin</td>
<td>1381008000</td>
<td>This property appears to have been developed prior to 1912, but has been substantially modified and no longer represents its historic character.</td>
<td></td>
</tr>
<tr>
<td>359 Larkin</td>
<td>1382035000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>366 Larkin</td>
<td>1381007000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>382 Larkin</td>
<td>1381050000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>384 Larkin</td>
<td>1381049000</td>
<td>This is an interior parcel without street frontage and contains a contemporary apartment building.</td>
<td></td>
</tr>
<tr>
<td>394 Larkin</td>
<td>1381005000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>404 Larkin</td>
<td>1393003000</td>
<td>Recorded</td>
<td>3S</td>
</tr>
<tr>
<td>414 Larkin</td>
<td>1393004000</td>
<td>This is the site of a modern apartment building.</td>
<td></td>
</tr>
<tr>
<td>419 Larkin</td>
<td>1531006000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>428 Larkin</td>
<td>1393005000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>429 Larkin</td>
<td>1531025000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>431 Larkin</td>
<td>1531026000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>434 Larkin</td>
<td>1393006000</td>
<td>This site contains a contemporary apartment complex</td>
<td></td>
</tr>
<tr>
<td>442 Larkin</td>
<td>1393007000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>Property Address</td>
<td>APN Number</td>
<td>Notes</td>
<td>NRHP code</td>
</tr>
<tr>
<td>------------------</td>
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<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>445 Larkin</td>
<td>1531008000</td>
<td>This lot contains a contemporary apartment building called Larkin Place and share driveway and parking with the lot to the north.</td>
<td></td>
</tr>
<tr>
<td>450 Larkin</td>
<td>1393008000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>456 Larkin</td>
<td>1393009000</td>
<td>This apartment building was constructed sometime before 1962.</td>
<td></td>
</tr>
<tr>
<td>459 Larkin</td>
<td>1531009000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>463 Larkin</td>
<td>1531010000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>464 Larkin</td>
<td>1393010000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>469 Larkin</td>
<td>1531011000</td>
<td>This site contains a 1970s/1980s apartment building.</td>
<td></td>
</tr>
<tr>
<td>472 Larkin</td>
<td>1393011000</td>
<td>This property appears to contain a house and apartments constructed subsequent to 1962.</td>
<td></td>
</tr>
<tr>
<td>475 Larkin</td>
<td>1531012000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>478 Larkin</td>
<td>1393024000</td>
<td>This property contains an early pre-1915 residence that has been substantially remodeled and no longer represents its historic character.</td>
<td></td>
</tr>
<tr>
<td>479 Larkin</td>
<td>1531013000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>486 Larkin</td>
<td>1393025000</td>
<td>This property contains a circa 1950s house.</td>
<td></td>
</tr>
<tr>
<td>492 Larkin</td>
<td>1393013000</td>
<td>This property contains a house built sometime after 1962.</td>
<td></td>
</tr>
<tr>
<td>502 Larkin</td>
<td>1405018000</td>
<td>This house at the corner of Larkin and Jefferson Streets appears to have been constructed after 1962.</td>
<td></td>
</tr>
<tr>
<td>504 Larkin</td>
<td>1405017000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>514 Larkin</td>
<td>1405016000</td>
<td>This two-story house was built between 1905 and 1012. It appears to have been substantially modified, but this cannot be determined without an intensive investigation.</td>
<td></td>
</tr>
<tr>
<td>522 Larkin</td>
<td>1405015000</td>
<td>This Spanish Colonial Revival residence was constructed between 1926 and 1936, but has been substantially modified and no longer adequately represents its historic character.</td>
<td></td>
</tr>
<tr>
<td>527 Larkin</td>
<td>1521002000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>532 Larkin</td>
<td>1405014000</td>
<td>This property appears to have been developed between 1905 and 1912, but has been substantially modified and no longer represents its historic character.</td>
<td></td>
</tr>
<tr>
<td>536 Larkin</td>
<td>1405013000</td>
<td>This property was developed with multi-family units after 1962.</td>
<td></td>
</tr>
<tr>
<td>537 Larkin</td>
<td>1521003000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>545 Larkin</td>
<td>1521004000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>Property Address</td>
<td>APN Number</td>
<td>Notes</td>
<td>NRHP code</td>
</tr>
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<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>554 Larkin</td>
<td>1405012000</td>
<td>This Ranch style house was built prior to 1962.</td>
<td></td>
</tr>
<tr>
<td>555 Larkin</td>
<td>1521005000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>562 Larkin</td>
<td>1405011000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>563 Larkin</td>
<td>1521007000</td>
<td>This property contains a contemporary house.</td>
<td></td>
</tr>
<tr>
<td>570 Larkin</td>
<td>1405010000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>573 Larkin</td>
<td>1521008000</td>
<td>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.</td>
<td>5S3</td>
</tr>
<tr>
<td>576 Larkin</td>
<td>1405009000</td>
<td>Recorded</td>
<td>3CS</td>
</tr>
<tr>
<td>602 Larkin</td>
<td>1412001000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>610 Larkin</td>
<td>1412002000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>612 Larkin</td>
<td>1412005000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>641 Larkin</td>
<td>1511024000</td>
<td>This Spanish Colonial Revival house, built prior to 1936, has been substantially altered with the removal of tile, windows, and other character defining features.</td>
<td></td>
</tr>
<tr>
<td>643 Larkin</td>
<td>1511023000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>651 Larkin</td>
<td>1511021000</td>
<td>This Spanish Colonial house, built prior to 1936, has been substantially altered with the removal of tile, windows, and other character defining features.</td>
<td></td>
</tr>
<tr>
<td>653 Larkin</td>
<td>1511022000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>661 Larkin</td>
<td>1511020000</td>
<td>This property contains a contemporary apartment building.</td>
<td></td>
</tr>
<tr>
<td>671 Larkin</td>
<td>1511019000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>379 Larkin</td>
<td>1382036000</td>
<td>This property contains an apartment building that appears to have been constructed in the 1970s.</td>
<td></td>
</tr>
<tr>
<td>521 Madison</td>
<td>1511004000</td>
<td>This is a modern apartment building constructed prior to 1962.</td>
<td></td>
</tr>
<tr>
<td>540 Madison</td>
<td>1521011000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>555 Madison</td>
<td>1511025000</td>
<td>This is a modern apartment building constructed since 1962.</td>
<td></td>
</tr>
<tr>
<td>560 Madison</td>
<td>1521010000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>571 Madison</td>
<td>1511001000</td>
<td>This is a modern apartment building constructed since 1962.</td>
<td></td>
</tr>
<tr>
<td>598 Madison</td>
<td>1521009000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>Property Address</td>
<td>APN Number</td>
<td>Notes</td>
<td>NRHP code</td>
</tr>
<tr>
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</tr>
<tr>
<td>602 Madison</td>
<td>1405008000</td>
<td>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.</td>
<td>5S3</td>
</tr>
<tr>
<td>660 Madison</td>
<td>1404007000</td>
<td>Recorded</td>
<td>3</td>
</tr>
<tr>
<td>661 Madison</td>
<td>1406007000</td>
<td>This is a modern Split-level Ranch style house built prior to 1962.</td>
<td>5S3</td>
</tr>
<tr>
<td>681 Madison</td>
<td>1406006000</td>
<td>Recorded</td>
<td>3</td>
</tr>
<tr>
<td>698 Madison</td>
<td>1404006000</td>
<td>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.</td>
<td>5S3</td>
</tr>
<tr>
<td>699 Madison</td>
<td>1406005000</td>
<td>Recorded</td>
<td>3</td>
</tr>
<tr>
<td>701 Madison</td>
<td>1406017000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>717 Madison</td>
<td>1406015000</td>
<td>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.</td>
<td>5S3</td>
</tr>
<tr>
<td>733 Madison</td>
<td>1406014000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>765 Madison</td>
<td>1406011000</td>
<td>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.</td>
<td>5S3</td>
</tr>
<tr>
<td>767 Madison</td>
<td>1406012000</td>
<td>This is a pre-1962 Ranch style house. It does not fall within the period of significance of the Old Town neighborhood reconnaissance survey.</td>
<td>5S3</td>
</tr>
<tr>
<td>769 Madison</td>
<td>1406013000</td>
<td>This is a pre-1962 Ranch style house. It does not fall within the period of significance of the Old Town neighborhood reconnaissance survey.</td>
<td>5S3</td>
</tr>
<tr>
<td>805 Madison</td>
<td>1407005000</td>
<td>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.</td>
<td>5S3</td>
</tr>
<tr>
<td>844 Madison</td>
<td>1402021000</td>
<td>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 1929 and 1938, and continued to exist as of 1962, but it could not be determined if this is the same house that exists currently.</td>
<td>5S3</td>
</tr>
<tr>
<td>877 Madison</td>
<td>1407002000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>878 Madison</td>
<td>1402019000</td>
<td>This site contains a contemporary house built in recent times.</td>
<td>5S3</td>
</tr>
<tr>
<td>888 Madison</td>
<td>1402014000</td>
<td>This site contains a modern residence constructed in recent times.</td>
<td>5S3</td>
</tr>
<tr>
<td>201 Monroe</td>
<td>1375023000</td>
<td>This property contains a modern apartment complex.</td>
<td>5S3</td>
</tr>
<tr>
<td>225 Monroe</td>
<td>1375045000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>227 Monroe</td>
<td>1375044000</td>
<td>This property contains a modern apartment complex.</td>
<td>5S3</td>
</tr>
<tr>
<td>232 Monroe</td>
<td>1374013000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>Property Address</td>
<td>APN Number</td>
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<td>NRHP code</td>
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</tr>
<tr>
<td>234 Monroe</td>
<td>1374009000</td>
<td>This property was development between 1926 and 1936, but has no apparent integrity to its original design.</td>
<td>5S3</td>
</tr>
<tr>
<td>241 Monroe</td>
<td>1375048000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>250 Monroe</td>
<td>1374008000</td>
<td>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.</td>
<td>5S3</td>
</tr>
<tr>
<td>253 Monroe</td>
<td>1375019000</td>
<td>This property contains a circa 1905 cottage that has been re-clad and windows removed.</td>
<td></td>
</tr>
<tr>
<td>256 Monroe</td>
<td>1374007000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>263 Monroe</td>
<td>1375018000</td>
<td>This property contains a modern apartment building.</td>
<td></td>
</tr>
<tr>
<td>264 Monroe</td>
<td>1374006000</td>
<td>This pre-1912 has been substantially modified and is not recognizable as a historic resource.</td>
<td></td>
</tr>
<tr>
<td>275 Monroe</td>
<td>1375017000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>278 Monroe</td>
<td>1374005000</td>
<td>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.</td>
<td>5S3</td>
</tr>
<tr>
<td>286 Monroe</td>
<td>1374004000</td>
<td>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.</td>
<td>5S3</td>
</tr>
<tr>
<td>287 Monroe</td>
<td>1375016000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>298 Monroe</td>
<td>1374003000</td>
<td>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 its historic character.</td>
<td>5S3</td>
</tr>
<tr>
<td>299 Monroe</td>
<td>1375015000</td>
<td>This pre-1912 Queen Anne cottage has substantially lost its integrity due to replacement of all the windows and other changes to the building.</td>
<td>5S3</td>
</tr>
<tr>
<td>301 Monroe</td>
<td>1375014000</td>
<td>This Mission Revival building, constructed between 1926 and 1936 has lost its historic integrity due to window replacements and modifications to the architectural detailing.</td>
<td></td>
</tr>
<tr>
<td>307 Monroe</td>
<td>1375013000</td>
<td>This is a circa 1950 house built in the Minimal Traditional style.</td>
<td></td>
</tr>
<tr>
<td>310 Monroe</td>
<td>1372008000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>315 Monroe</td>
<td>1375012000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>318 Monroe</td>
<td>1372007000</td>
<td>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 its original character.</td>
<td></td>
</tr>
<tr>
<td>323 Monroe</td>
<td>1375011000</td>
<td>Recorded</td>
<td>3</td>
</tr>
<tr>
<td>326 Monroe</td>
<td>1372019000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>331 Monroe</td>
<td>1375010000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>Property Address</td>
<td>APN Number</td>
<td>Notes</td>
<td>NRHP code</td>
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</tr>
<tr>
<td>335 Monroe</td>
<td>1375009000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>347 Monroe</td>
<td>1375008000</td>
<td>This pre-1926 Spanish Colonial Revival residence has lost its integrity due to removal of windows.</td>
<td></td>
</tr>
<tr>
<td>351 Monroe</td>
<td>1375007000</td>
<td>This pre-1926 Spanish Colonial Revival residence has lost its integrity due to removal of windows.</td>
<td></td>
</tr>
<tr>
<td>354 Monroe</td>
<td>1371007000</td>
<td>This site contains a post-World War II Ranch house</td>
<td></td>
</tr>
<tr>
<td>355 Monroe</td>
<td>1375006000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>371 Monroe</td>
<td>1375005000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>372 Monroe</td>
<td>1371006000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>377 Monroe</td>
<td>1375004000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>382 Monroe</td>
<td>1371005000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>393 Monroe</td>
<td>1375001000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>402 Monroe</td>
<td>1391005000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>410 Monroe</td>
<td>1391032000</td>
<td>Recorded</td>
<td>1S</td>
</tr>
<tr>
<td>421 Monroe</td>
<td>1392023000</td>
<td>This house was constructed after 1962.</td>
<td></td>
</tr>
<tr>
<td>427 Monroe</td>
<td>1392026000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>428 Monroe</td>
<td>1391031000</td>
<td>The multi-family residential structures on this property were constructed after 1962.</td>
<td></td>
</tr>
<tr>
<td>431 Monroe</td>
<td>1392027000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>441 Monroe</td>
<td>1392021000</td>
<td>This is a contemporary apartment building.</td>
<td></td>
</tr>
<tr>
<td>442 Monroe</td>
<td>1391007000</td>
<td>This property contains a residence that appears to have been built shortly after World War II.</td>
<td></td>
</tr>
<tr>
<td>450 Monroe</td>
<td>1391008000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>453 Monroe</td>
<td>1392020000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>456 Monroe</td>
<td>1391029000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>461 Monroe</td>
<td>1392019000</td>
<td>This is a modern residence built prior to 1962.</td>
<td></td>
</tr>
<tr>
<td>466 Monroe</td>
<td>1391030000</td>
<td>This site contains a modern apartment building.</td>
<td></td>
</tr>
<tr>
<td>469 Monroe</td>
<td>1392032000</td>
<td>This site contains two buildings on two early parcels that were built as apartments sometime after 1962.</td>
<td></td>
</tr>
<tr>
<td>Property Address</td>
<td>APN Number</td>
<td>Notes</td>
<td></td>
</tr>
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<td></td>
</tr>
<tr>
<td>472 Monroe</td>
<td>1391010000</td>
<td>The footprint of this house is similar to that which existed on the site prior to 1928, but if the original building remains a part of the extant structure, it has been modified substantially.</td>
<td></td>
</tr>
<tr>
<td>478 Monroe</td>
<td>1391011000</td>
<td>The footprint of this house is similar to that which existed on the site prior to 1928, but if the original building remains a part of the extant structure, it has been modified substantially.</td>
<td></td>
</tr>
<tr>
<td>481 Monroe</td>
<td>1392017000</td>
<td>This property contains a modern apartment building.</td>
<td></td>
</tr>
<tr>
<td>486 Monroe</td>
<td>1391012000</td>
<td>This house was built subsequent to 1962.</td>
<td></td>
</tr>
<tr>
<td>487 Monroe</td>
<td>1392016000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>490 Monroe</td>
<td>1391013000</td>
<td>The house on this property is possibly a pre-1912 residence, but has substantially modified and is no longer recognizeable as from that period.</td>
<td></td>
</tr>
<tr>
<td>492 Monroe</td>
<td>1391027000</td>
<td>The house this property replaced the original pre-1912 house sometime after 1962.</td>
<td></td>
</tr>
<tr>
<td>498 Monroe</td>
<td>1391028000</td>
<td>The house on this property appears to have been constructed just prior to or after World War II.</td>
<td></td>
</tr>
<tr>
<td>499 Monroe</td>
<td>1392015000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>529 Monroe</td>
<td>1403008000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>543 Monroe</td>
<td>1403007000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>560 Monroe</td>
<td>1402006000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>560 Scott</td>
<td>1362029000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>580 Scott</td>
<td>1362018000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>581 Scott</td>
<td>1382020000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>590 Scott</td>
<td>1362019000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>600 Scott</td>
<td>1362020000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>Property Address</td>
<td>APN Number</td>
<td>Notes</td>
<td>NRHP code</td>
</tr>
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<td>------------------</td>
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<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>610 Scott</td>
<td>1362021000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>620 Scott</td>
<td>1362022000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>640 Scott</td>
<td>1362023000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>641 Scott</td>
<td>1381025000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>660 Scott</td>
<td>1362024000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>680 Scott</td>
<td>1362025000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>0 Seeno</td>
<td>1361001000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>107 Seeno</td>
<td>1362010000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>113 Seeno</td>
<td>1362009000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>125 Seeno</td>
<td>1362008000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>131 Seeno</td>
<td>1362028000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>Property Address</td>
<td>APN Number</td>
<td>Notes</td>
<td>NRHP code</td>
</tr>
<tr>
<td>------------------</td>
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<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>137 Seeno</td>
<td>1362027000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>141 Seeno</td>
<td>1362006000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>149 Seeno</td>
<td>1362005000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>151 Seeno</td>
<td>1362004000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>161 Seeno</td>
<td>1362003000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>167 Seeno</td>
<td>1362002000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>179 Seeno</td>
<td>1362001000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>199 Seeno</td>
<td>1362026000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>565 Union</td>
<td>1521006000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>160 Van Buren</td>
<td>1362011000</td>
<td>Recorded</td>
<td>553</td>
</tr>
<tr>
<td>170 Van Buren</td>
<td>1362012000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>180 Van Buren</td>
<td>1362013000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>190 Van Buren</td>
<td>1362014000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>Property Address</td>
<td>APN Number</td>
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<td>NRHP code</td>
</tr>
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</tr>
<tr>
<td>198 Van Buren</td>
<td>1382015000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>218 Van Buren</td>
<td>1382019000</td>
<td>This site contains a modern apartment building</td>
<td></td>
</tr>
<tr>
<td>226 Van Buren</td>
<td>1382018000</td>
<td>This site contains a post 1936 apartment building that was done with vernacular Spanish Colonial detailing and that has been compromised with new windows.</td>
<td></td>
</tr>
<tr>
<td>238 Van Buren</td>
<td>1382017000</td>
<td>This site contains what appears to be a late 1940s house.</td>
<td></td>
</tr>
<tr>
<td>244 Van Buren</td>
<td>1382016000</td>
<td>This site appears to have a 1920s Prairie style house, however the Sanborn Fire Insurance Map shows no development activity by 1938. The rear contains a post-1962 apartment complex.</td>
<td></td>
</tr>
<tr>
<td>254 Van Buren</td>
<td>1382015000</td>
<td>This site contains a post World War II house.</td>
<td>5S3</td>
</tr>
<tr>
<td>272 Van Buren</td>
<td>1382014000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>282 Van Buren</td>
<td>1382013000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>290 Van Buren</td>
<td>1382012000</td>
<td>This site contains a late 1940s house with apartments added to the rear.</td>
<td></td>
</tr>
<tr>
<td>296 Van Buren</td>
<td>1382011000</td>
<td>This two-story Ranch style house was built in the 1950s and is possibly on the site of the Molera Adobe.</td>
<td></td>
</tr>
<tr>
<td>300 Van Buren</td>
<td>1382010000</td>
<td>This contemporary house is possibly on the site of the Molera Adobe.</td>
<td></td>
</tr>
<tr>
<td>308 Van Buren</td>
<td>1382009000</td>
<td>A modern apartment complex is located on this site.</td>
<td></td>
</tr>
<tr>
<td>316 Van Buren</td>
<td>1382008000</td>
<td>This large complex was constructed prior to 1962.</td>
<td></td>
</tr>
<tr>
<td>342 Van Buren</td>
<td>1382007000</td>
<td>This house was constructed sometime after 1936, and although possibly a pre-war design, has been compromised with the loss of windows.</td>
<td></td>
</tr>
<tr>
<td>350 Van Buren</td>
<td>1382006000</td>
<td>This long narrow row of residential units appears to have been constructed just after World War II.</td>
<td></td>
</tr>
<tr>
<td>366 Van Buren</td>
<td>1382005000</td>
<td>This is the site of a large modern apartment complex.</td>
<td></td>
</tr>
<tr>
<td>400 Van Buren</td>
<td>1531004000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>424 Van Buren</td>
<td>1531005000</td>
<td>Vacant lot.</td>
<td></td>
</tr>
<tr>
<td>440 Van Buren</td>
<td>1531032000</td>
<td>This is the main building of the Monterey Institute of International Studies, and was constructed sometime after 1962.</td>
<td></td>
</tr>
<tr>
<td>442 Van Buren</td>
<td>1531031000</td>
<td>This building that houses Student Affairs and Housing replaced an earlier building on this site sometime by 1962.</td>
<td></td>
</tr>
<tr>
<td>456 Van Buren</td>
<td>1531024000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>462 Van Buren</td>
<td>1531023000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>468 Van Buren</td>
<td>1531022000</td>
<td>This site contains a modern apartment building.</td>
<td></td>
</tr>
<tr>
<td>474 Van Buren</td>
<td>1531028000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>Property Address</td>
<td>APN Number</td>
<td>Notes</td>
<td>NRHP code</td>
</tr>
<tr>
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<td>----------------------------------------------------------------------</td>
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</tr>
<tr>
<td>474 Van Buren</td>
<td>1531029000</td>
<td>This property is the rear lot of a similar addressed parcel and contains an apartment building.</td>
<td></td>
</tr>
<tr>
<td>484 Van Buren</td>
<td>1531020000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>486 Van Buren</td>
<td>1531019000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>492 Van Buren</td>
<td>1531018000</td>
<td>This is the site of a modern three story apartment complex.</td>
<td></td>
</tr>
<tr>
<td>498 Van Buren</td>
<td>1531017000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>504 Van Buren</td>
<td>1521020000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>510 Van Buren</td>
<td>1521019000</td>
<td>This property was constructed after 1962, and the structure that faces Union Street was constructed prior to 1962.</td>
<td></td>
</tr>
<tr>
<td>536 Van Buren</td>
<td>1521018000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>544 Van Buren</td>
<td>1521017000</td>
<td>This house and the rear structure facing Union Street were constructed sometime after 1962.</td>
<td></td>
</tr>
<tr>
<td>556 Van Buren</td>
<td>1521016000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>562 Van Buren</td>
<td>1521015000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>572 Van Buren</td>
<td>1521014000</td>
<td>This property contains a contemporary apartment building.</td>
<td>5S3</td>
</tr>
<tr>
<td>582 Van Buren</td>
<td>1521013000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>598 Van Buren</td>
<td>1521012000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>614 Van Buren</td>
<td>1511005000</td>
<td>A contemporary apartment building constructed after 1962 exists on this site.</td>
<td></td>
</tr>
<tr>
<td>634 Van Buren</td>
<td>1511006000</td>
<td>A contemporary apartment building constructed after 1962 exists on this site.</td>
<td></td>
</tr>
<tr>
<td>644 Van Buren</td>
<td>1511007000</td>
<td>This is the site of a modern apartment building.</td>
<td></td>
</tr>
<tr>
<td>650 Van Buren</td>
<td>1511008000</td>
<td>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 its historic character.</td>
<td>5S3</td>
</tr>
<tr>
<td>666 Van Buren</td>
<td>1511009000</td>
<td>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 its historic character.</td>
<td>5S3</td>
</tr>
<tr>
<td>668 Van Buren</td>
<td>1511011000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>670 Van Buren</td>
<td>1511010000</td>
<td>This property has not yet been surveyed.</td>
<td></td>
</tr>
<tr>
<td>672 Van Buren</td>
<td>1511018000</td>
<td>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.</td>
<td>5S3</td>
</tr>
<tr>
<td>674 Van Buren</td>
<td>1511017000</td>
<td>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.</td>
<td>5S3</td>
</tr>
<tr>
<td>676 Van Buren</td>
<td>1511014000</td>
<td>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.</td>
<td>5S3</td>
</tr>
<tr>
<td>Property Address</td>
<td>APN Number</td>
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<td>NRHP code</td>
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<td>----------------------------------------------------------------------</td>
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</tr>
<tr>
<td>678 Van Buren</td>
<td>1511012000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>698 Van Buren</td>
<td>1511013000</td>
<td>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.</td>
<td>5S3</td>
</tr>
<tr>
<td>801 Wainwright</td>
<td>1372009000</td>
<td>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.</td>
<td>5S3</td>
</tr>
<tr>
<td>814 Wainwright</td>
<td>1374002000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>833 Wainwright</td>
<td>1372016000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>201 Watson</td>
<td>1381026000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>202 Watson</td>
<td>1375025000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>211 Watson</td>
<td>1381027000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>212 Watson</td>
<td>1375050000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>219 Watson</td>
<td>1381028000</td>
<td>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.</td>
<td>5S3</td>
</tr>
<tr>
<td>224 Watson</td>
<td>1375049000</td>
<td>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.</td>
<td>5S3</td>
</tr>
<tr>
<td>227 Watson</td>
<td>1381029000</td>
<td>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.</td>
<td>5S3</td>
</tr>
<tr>
<td>235 Watson</td>
<td>1381045000</td>
<td>This house was built sometime after 1962.</td>
<td>5S3</td>
</tr>
<tr>
<td>239 Watson</td>
<td>1381048000</td>
<td>This house was built sometime after 1962.</td>
<td>5S3</td>
</tr>
<tr>
<td>255 Watson</td>
<td>1381047000</td>
<td>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.</td>
<td>5S3</td>
</tr>
<tr>
<td>256 Watson</td>
<td>1375046000</td>
<td>This property contains a contemporary apartment building.</td>
<td>5S3</td>
</tr>
<tr>
<td>262 Watson</td>
<td>1375047000</td>
<td>This property contains a pre-1912 house that has been recently altered and no longer represents its historic character.</td>
<td>5S3</td>
</tr>
<tr>
<td>263 Watson</td>
<td>1381031000</td>
<td>This pre-1925 vernacular Craftsman house lacks distinctive detailing and has lost its original windows, resulting in a building that no longer conveys its historical character.</td>
<td>5S3</td>
</tr>
<tr>
<td>274 Watson</td>
<td>1375028000</td>
<td>This pre-1912 Queen Anne Victorian has been substantially modified and although appearing historic in character lacks integrity to its original design.</td>
<td>5S3</td>
</tr>
<tr>
<td>283 Watson</td>
<td>1381032000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>286 Watson</td>
<td>1375029000</td>
<td>This pre-1912 Queen Anne Victorian has been substantially modified and although appearing historic in character lacks integrity to its original design.</td>
<td>5S3</td>
</tr>
<tr>
<td>291 Watson</td>
<td>1381033000</td>
<td>This Craftsman house, although built prior to 1926, has been substantially altered and no longer represents its historic character.</td>
<td>5S3</td>
</tr>
<tr>
<td>Property Address</td>
<td>APN Number</td>
<td>Notes</td>
<td>NRHP code</td>
</tr>
<tr>
<td>------------------</td>
<td>------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>298 Watson</td>
<td>1375030000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>299 Watson</td>
<td>1381034000</td>
<td>This (what appears to be a) pre-1912 house has been substantially modified and no longer represents its historic character.</td>
<td></td>
</tr>
<tr>
<td>300 Watson</td>
<td>1375031000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>301 Watson</td>
<td>1381035000</td>
<td>This pre-1926 house has been substantially modified and it is no longer possible to identify its historic character.</td>
<td></td>
</tr>
<tr>
<td>308 Watson</td>
<td>1375032000</td>
<td>Recorded</td>
<td>3</td>
</tr>
<tr>
<td>309 Watson</td>
<td>1381036000</td>
<td>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 extent 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.</td>
<td>2S2</td>
</tr>
<tr>
<td>314 Watson</td>
<td>1375033000</td>
<td>Recorded. Presently listed as a historic resource by the City of Monterey.</td>
<td></td>
</tr>
<tr>
<td>317 Watson</td>
<td>1361037000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>320 Watson</td>
<td>1375034000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>325 Watson</td>
<td>1381038000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>330 Watson</td>
<td>1375035000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>333 Watson</td>
<td>1381039000</td>
<td>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..</td>
<td></td>
</tr>
<tr>
<td>338 Watson</td>
<td>1375036000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>343 Watson</td>
<td>1381040000</td>
<td>Recorded</td>
<td>5D3</td>
</tr>
<tr>
<td>346 Watson</td>
<td>1375037000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>351 Watson</td>
<td>1361041000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>354 Watson</td>
<td>1375038000</td>
<td>Recorded</td>
<td>5S3</td>
</tr>
<tr>
<td>359 Watson</td>
<td>1381042000</td>
<td>Recorded</td>
<td>5D3</td>
</tr>
<tr>
<td>362 Watson</td>
<td>1375039000</td>
<td>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.</td>
<td>5S3</td>
</tr>
<tr>
<td>367 Watson</td>
<td>1381043000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>376 Watson</td>
<td>1375040000</td>
<td>This property contains a three story modern apartment building.</td>
<td></td>
</tr>
<tr>
<td>Property Address</td>
<td>APN Number</td>
<td>Notes</td>
<td>NRHP code</td>
</tr>
<tr>
<td>------------------</td>
<td>-------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>383 Watson</td>
<td>1381044000</td>
<td>Recorded</td>
<td>553</td>
</tr>
<tr>
<td>402 Watson</td>
<td>1394001000</td>
<td>This site has a large modern residential complex designed in the Bay Traditional II style.</td>
<td>553</td>
</tr>
<tr>
<td>419 Watson</td>
<td>1393023000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>424 Watson</td>
<td>1392005000</td>
<td>This site contains a modern apartment complex.</td>
<td></td>
</tr>
<tr>
<td>425 Watson</td>
<td>1393031000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>431 Watson</td>
<td>1393029000</td>
<td>This property appears to have been developed in the 1950s and later.</td>
<td></td>
</tr>
<tr>
<td>433 Watson</td>
<td>1393030000</td>
<td>This property is an interior parcel that functions in conjunction with 431 Watson St. to the front.</td>
<td></td>
</tr>
<tr>
<td>434 Watson</td>
<td>1392028000</td>
<td>This site contains a modern apartment complex.</td>
<td></td>
</tr>
<tr>
<td>436 Watson</td>
<td>1392030000</td>
<td>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.</td>
<td>553</td>
</tr>
<tr>
<td>442 Watson</td>
<td>1392031000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>443 Watson</td>
<td>1393028000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>450 Watson</td>
<td>1392007000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>455 Watson</td>
<td>1393027000</td>
<td>This residential complex was constructed after 1962.</td>
<td></td>
</tr>
<tr>
<td>456 Watson</td>
<td>1392008000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>463 Watson</td>
<td>1393026000</td>
<td>This duplex was built prior to 1962 and expanded at the rear sometime later.</td>
<td></td>
</tr>
<tr>
<td>468 Watson</td>
<td>1392009000</td>
<td>This Spanish Colonial Revival house was built between 1926 and 1936 and has been substantially modified; no longer representing its historic character.</td>
<td></td>
</tr>
<tr>
<td>475 Watson</td>
<td>1393020000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>480 Watson</td>
<td>1392010000</td>
<td>This site contains a modern apartment building.</td>
<td></td>
</tr>
<tr>
<td>481 Watson</td>
<td>1393019000</td>
<td>This property contains a contemporary apartment building.</td>
<td></td>
</tr>
<tr>
<td>Property Address</td>
<td>APN Number</td>
<td>Notes</td>
<td>NRHP code</td>
</tr>
<tr>
<td>------------------</td>
<td>----------------</td>
<td>-------------------------------------------------------------------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>486 Watson</td>
<td>1392011000</td>
<td>This site contains a Minimal Traditional house was likely constructed shortly after World War II. Window changes has affected its integrity to its original construction.</td>
<td></td>
</tr>
<tr>
<td>487 Watson</td>
<td>1393018000</td>
<td>This pre-1912 cottage has been substantially modified and is no longer representative of its historic character.</td>
<td></td>
</tr>
<tr>
<td>521 Watson</td>
<td>1404002000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>524 Watson</td>
<td>1403004000</td>
<td>Recorded</td>
<td></td>
</tr>
<tr>
<td>531 Watson</td>
<td>1404003000</td>
<td>This property contains a contemporary apartment building.</td>
<td>5S3</td>
</tr>
<tr>
<td>538 Watson</td>
<td>1403005000</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>551 Watson</td>
<td>1404004000</td>
<td>This property contains a contemporary apartment building.</td>
<td>3</td>
</tr>
<tr>
<td>571 Watson</td>
<td>1404005000</td>
<td>This property contains a pre-1962 residence that appears to have been remodeled.</td>
<td></td>
</tr>
<tr>
<td>574 Watson</td>
<td>1403006000</td>
<td>Recorded</td>
<td>3</td>
</tr>
</tbody>
</table>
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # Other Listings
DOE # Review Code

*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 S; R 1 E; 1/4 of 1/4 of Sec 14; MD B.M.

C. Address
266 Anita Street
City: Monterey
Zip 93940

D. UTM: (Give more than one if 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 easternmost 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.

---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

c1927, 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):

DPR 523A (01/04)

*Required Information
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 interfacing 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 a 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 #  
Other Listings  
DOE #  
Review Code  
Reviewer  
Date

*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 S  R 1 W  1/4 of  1/4 of Sec  9  MD  B.M.
   c. Address  276 Anita Street  City: Monterey  Zip  93940
   d. UTM:  (Give more than one if 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.

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):

DPR 523A  (01/04)  *Required Information

50
P3a. Description (continued):

The building 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.
P1. Other Identifier: None.

P2. Location: □ Not for Publication  ■ unrestricted
   *a. County: Monterey
   *b. USGS 7.5' Quad: Monterey
   *c. Address: 299 Anita Street
   *d. UTM: Zone 10S; 598317 mE/ 4051418 mN

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 1938 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 encased 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 painte-
(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
c.1927, 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.
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
PRIME RECORD

Survey #
DOE #

Other Listings
Review Code

Primary #
HRI #

Trinomial
NRHP Status Code 5S3

Date

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

P1. Other Identifier None

*P2. Location: ☑ Not for Publication ☑ unrestricted

* a. County Monterey

* b. USGS 7.5' Quad Monterey

* c. Address 227 Clay Street

* d. UTM: (Give more than one if large and/or linear resources)

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

This one-story 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 rafters ends. Three decorative beams are located along the rear 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.)

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

car1920, 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):
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**

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

<table>
<thead>
<tr>
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<tr>
<td><strong>P1.</strong> Other Identifier</td>
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<td><strong>P2.</strong> Location:</td>
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<td><em>a. County</em></td>
</tr>
<tr>
<td><em>b. USGS 7.5' Quad</em></td>
</tr>
<tr>
<td><em>c. Address</em></td>
</tr>
<tr>
<td><em>d. UTM</em></td>
</tr>
<tr>
<td><em>e. Other Locational Data:</em></td>
</tr>
</tbody>
</table>

**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 above—(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
c1930, Sanborn Maps

**P7. Owner and Address:**

Francis Murray

233 Clay St.

Monterey, CA 93940

**P6. 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):

DPR 523A (01/04)  *Required Information*
P3a. Description (continued):

Over 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

Survey #
DOE #
Other Listings
Review Code
Review
Date

Page 1

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

P1. Other Identifier None

P2. Location: □ Not for Publication  □ unrestricted
   □ County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary
   □ USGS 7.5' Quad Monterey Date 1997
   □ Address 241 Clay Street
   □ City: Monterey Zip 93940
   □ UTM: (Give more than one if large and/or linear resources) Zone 10S: 598274 mE/ 4051484 mN
   □ 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 boudaries)
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 arched 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 is 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


*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):

DPR 523A (01/04)

*Required Information
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 yard’s 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.
P1. Other Identifier: None

P2a. Location: \(\square\) Not for Publication \(\checkmark\) unrestricted

P2b. USGS 7.5' Quad: Monterey Date: 1997 T 15 N; R 1 E; 1/4 of 1/4 of Sec 1; MD B.M.

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 dominant 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: \(\checkmark\) Building \(\square\) Structure \(\square\) Object \(\square\) Site \(\square\) District \(\square\) 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: \(\checkmark\) Historic \(\square\) Prehistoric \(\square\) Both

c.1905

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 95119

P9. Date Recorded: 6/15/2005

P10. Survey Type: (Describe)
Survey - Reconnaissance

P11. Report Citation: (Cite survey report and other sources, if any) "none."
Archives & Architecture: Reconnaissance Survey Lower Old Town, Monterey, California, for City of Monterey, 2005.

Attachments:
NONE \(\square\) Location Map \(\square\) Sketch Map \(\checkmark\) Continuation Sheet \(\square\) Building, Structure, and Object Record
\(\square\) Archaeological Record \(\square\) District Record \(\square\) Linear Feature Record \(\square\) Milling Station Record \(\square\) Rock Art Record
\(\square\) Artifact Record \(\square\) Photograph Record \(\square\) Other (List):
**Resource Name or #:** (Assigned by Recorder) 273 Clay Street

**P1. Other Identifier**  None

**P2. Location:**  
-  None
-  Not for Publication  
-  unrestricted

*  County  Monterey

*  USGS 7.5' Quad  Monterey

Date  1997

T 15S  ;  R 1W  ;  1/4 of  1/4 of Sec  ;  MD  B.M.

UTM:  Zone 10S  ;  598205  mE/  4051468  mN

**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). 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

c.1927, 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):  

DPR 523A (01/04)  

*Required Information*
P3a. Description (continued):

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  

Survey #  Other Listings  Review Code  Reviewer  Date
DOE #  

P1. Other Identifier: None

P2. Location:  □ Not for Publication  □ restricted  
  □ unrestricted  
  *a. County: Monterey  
  *b. USGS 7.5' Quad Monterey  
  Date: 1997  
  Lat: T 15° : R 1° : 1/4 of Sec 1/4 of  
  MD B.M.  
  c. Address: 281 Clay Street  
  City: Monterey  
  Zip: 93940  
  d. UTM: (Give more than one if large and/or linear resources)  
  Zone: 10S  
  mE: 598200  
  mN: 4051480  
  e. Other Locational Data:  
  (e.g., parcel #, directions to resource, etc., as appropriate)  
  Location: 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: □ 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):

DPR 523A (01/04)  *Required Information
P3a. Description (continued):

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 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

Survey # 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
   *b. USGS 7.5' Quad Monterey Date 1997
   T 15 ; R 1 ; 1/4 of 1/4 of Sec 8 ; MD B.M.
   c. Address 383 Clay Street City: Monterey
   d. UTM: (Give more than one if 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 Helliard 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 undamaged 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
   ca 1908, 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):
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

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

* d. UTM: (Give more than one if large and/or linear resources) Zone 10S ; 598298 mE/ 40163 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:

(Photograph, date, accession #)

*P6. Date Constructed/Age and Source: [ ] Historic [ ] Prehistoric [ ] Both

c1945, 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):

DPR 523A (01/04)

*Required Information
P3a. Description (continued):

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

Survey # Other Listings
DOE # Review Code

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

c. Address: 451 Clay Street

d. UTM: (Give more than one if large and/or linear resources) Zone 10S: 598295 mE/ 405114 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
c1920, 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
ARCH = Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (01/04)

*Required Information
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.
*Resource Name or #: (Assigned by Recorder) 457 Clay Street

P1. Other Identifier None

P2. Location: ☑ Not for Publication ☑ unrestricted

*P2a. County Monterey

*P2b. USGS 7.5' Quad Monterey

*P2c. Date 1997

*T. 15 : R 1 : 1/4 of 1/4 of Sec 14 : MD B.M.

*P2d. UTM: (Give more than one ft large and/or linear resources) Zone 10S : 598282 mE/ 4051076 mN

*P2e. 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

*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):

DPR 523A (01/04)

*Required Information
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

Survey # 
DOE # 
Other Listings Review Code Reviewer Date

*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 S; R 1 E; 1/4 of 1/4 of Sec 6; MD B.M.

c. Address 465 Clay Street City: Monterey Zip 93940
d. UTM: (Give more than one if 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-

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
cal1937, Sanborn Maps

P7. Owner and Address:
Mary N. Zweig
465 Clay St.
Monterey, CA 93940

P8. Recorded by:
L. Dill, F. Maggi, J. Kuzs
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
Archeological Record ☑ District Record ☑ Linear Reature Record ☑ Milling Station Record ☑ Rock Art Record
Artifact Record ☑ Photograph Record Other (List):

DPR 523A (01/04) *Required Information
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
PRIMAR Y RECORD

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
   *b. USGS 7.5' Quad Monterey
   Date 1997
   c. Address 479 Clay Street
   d. UTM: (Give more than one if large and/or linear resources)
   Zone 10S; 598274 mE/ 4051059 mN
   e. Other Locational Data: (e.g., parcel #, directions to location, 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-

*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, acquisition #)

*P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric
   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
   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):

DPR 523A (01/04)

*Required Information
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**  

Survey #: Other Listings:  
DOE #: Review Code:  
Reviewer: Date:  

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**P1. Other Identifier**: Roderick House

**P2. Location**:  
- Not for Publication  
- Unrestricted
  
  *a. County*: Monterey  
  *b. USGS 7.5' Quad*: Monterey  
  *Date*: 1997  
  *UTM*: Zone 10S, 598590 mE, 4051176 mN  
  *Other Locational Data*: 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)  

**P4. Resources Present**:  
- Building  
- Structure  
- Object  
- Site  
- District  
- Element of District  
- Other (isolated, etc.)

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

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**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. Kusza  
Architectural Historians  
Archives & Architecture  
PO Box 1332  
San Jose, CA 95109

**P9. Date Recorded**: 6/15/2006

**P10. Survey Type**:  
Survey - Reconnaissance

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**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):

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**DPR 523A (01/04)**  
*Required Information*
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, site, setting, and boundaries)

This house is a pre-1926 English Tudor Revival residence that was built on the rear portion of Lot 16 of Block 56. It has a front gabled roof and shed extension on the left side of the façade. The roof 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—)

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

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
c. 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.
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.
P1. Other Identifier: None

P2. Location: ☑ Not for Publication ☑ unrestricted
   *a. County: Monterey
   *b. USGS 7.5' Quad: Monterey
   *c. Address: 560 Franklin Street
   d. UTM: Zone 10S, 598854mE, 4051188mN

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 gabled 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
   ca1907, Sanborn Maps

P7. Owner and Address:
   Eugene & Alex Kozel
   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): 

DPR 523A (01/04)  
*Required Information
P3a. Description (continued):

In 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

Survey # 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
   *b. USGS 7.5' Quad Monterey Date 1997
   *c. Address 632 Franklin Street
   *d. UTM: (Give more than one fr 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 an angled bay window and projecting above the shed porch roof. The pediments and the high gable are clad in fishscale 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
c1908, 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 Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record Other (List):

DPR 523A (01/04)

*Required Information
P3a. Description (continued):

A 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) 688 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 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
c.a1908. 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: 8/15/2005

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 Reature Record □ Milling Station Record □ Rock Art Record
□ Artifact Record □ Photograph Record Other (List):

DPR 523A (01/04) *Required Information
P3a. Description (continued):

Porches 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 develop.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Survey # Other Listings
DOE # Review Code
Primary # HRI # Trinomial
NRHP Status Code 5S3

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 : 1/1 of 1/4 of Sec ; MD B.M.

c. Address 702 Franklin Street City: Monterey Zip 93940

d. UTM: (Give more than one # 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
c1908, Sanborn Maps

*P7. Owner and Address:
William J. & Heidi Sullivan
702 Franklin St.
Monterey, CA 93940

*P8. Recorded by:
L. Dill, F. Maggi, J. Kuz
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 Realture Record ☐ Milling Station Record ☐ Rock Art Record

Artifact Record ☐ Photograph Record ☐ Other (List):
P3a. Description (continued):

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

Survey # Other Listings
DOE # Review Code

*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
   c. Address 716 Franklin Street
   d. UTM: (Give more than one if large and/or linear resources)
   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 and the remaining exterior wall siding, including the original solid balustrade, is channel rustic siding, unusual for this style and age of building. A corbeled 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:

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 ☐ Milling Station Record ☒ Rock Art Record
  ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (01/04)

*Required Information
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.
P1. Other Identifier: None

*P2. Location: [ ] Not for Publication [✓] unrestricted

a. County: Monterey
b. USGS 7.5' Quad: Monterey

Date: 1997

T 15: R 1: 1/4 of 1/4 of Sec 13: MD B.M.
c. Address: 759 Franklin Street

d. UTM: (Give more than one for large and/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.)

*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  
PRIMAR Y RECORD

<table>
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<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
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</thead>
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**P1. Other Identifier**  
None

**P2. Location:**  
- **Not for Publication**
- **unrestricted**

- **a. County**: Monterey
- **b. USGS 7.5' Quad**: Monterey
- **Date**: 1997
- **UTM**: Zone 10S; 598338 mE; 4051236 mN

**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 Heslar 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 out eighthigers that project through the wide frieze walls at the rake ends, its modest exposed rafter tails, and the multi-lite focal windows in the disorder 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...

---

**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.)

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

**P6. Date Constructed/Age and Source:**  
- **Historic**
- **Prehistoric**
- **Both**

---

**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

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**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.

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**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):

---

DPR 523A (01/04)  
*Required Information*
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

Survey # Other Listings
DOE # Review Code

*Resource Name or #: (Assigned by Recorder) 896 Franklin Street

P1. Other Identifier  None

P2. Location: ☑ Not for Publication ✗ unrestricted
a. County Monterey and Monterey
b. USGS 7.5' Quad Monterey Date 1997 T 15 R 1 Sec 1/4 of 1/4 of Sec __ MD __ B.M.
c. Address 896 Franklin Street City: Monterey Zip 93940
d. UTM: (Give more than one if 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):

DPR 523A (01/04)

*Required Information
P3a. Description (continued):

Erectative side panels as well as corbeling 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

Survey #
DOE #
Other Listings
Review Code

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

Page 1

P1. Other Identifier None

*P2. Location: Not for Publication unrestricted
   a. County Monterey and
   b. USGS 7.5' Quad Monterey
   c. Address 899 Franklin Street
   d. UTM: Zone 10S: 598312 mE/4051210 mN
   e. Other Locational Data: Southeast corner of Franklin and Clay Sts.

*P3a. Description: This house is a pre-1920s 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 adorned 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 s- (See Continuation Form...)

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

*P4. Resources Present Building

P5a. Photograph or Drawing

*P5b. Description of Photo:

*P6. Date Constructed/Age and Source: Historic

*P7. Owner and Address: Jeffrey 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):

DPR 523A (01/04)

*Required Information
P3a. Description (continued):

Shape 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

Survey # Other Listings
DOE # Review Code

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

P1. Other Identifier None

P2. Location: □ Not for Publication □ unrestricted
   "a. County Monterey
   "b. USGS 7.5' Quad Monterey Date 1997
   "c. Address 866 Hellam Street
   "d. UTM: (Give more than one if 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发展中。(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:

(Please describe date, accession #)

P6. Date Constructed/Age and Source: □ Historic □ Prehistoric □ Both
c.1908, 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):

DPR 523A (01/04) *Required Information
P3a. Description (continued):

Operation 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

Survey #  Other Listings  Review Code  Reviewer  Date
DOE #  
NRHP Status Code  5S3

*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

C 1920 Sanborn Maps

P7. Owner and Address:

Barney J. Bellicci  
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):

DPR 523A (01/04)  

*Required Information  

Page 1
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**

Survey #
DOE #
Other Listings
Review Code

Primary #
HRI #
NRHP Status Code 5S3
Trinomial

*Required Information
P1. Other Identifier: None

*P2. Location: [ ] Not for Publication [ ] unrestricted
   a. County: Monterey
      b. USGS 7.5' Quad: Monterey
         Date: 1997
         T 15S; R 1E; 1/4 of Sec 1; MD B.M.
   c. Address: 599 Jefferson Street
   d. UTM: Zone 10S, 598520 mE, 4050942 mN
   e. Other Locational Data: 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
cal1890, 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):
**P3a. Description (continued):**

early development in the Old Town Neighborhood.
State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD  

<table>
<thead>
<tr>
<th>Survey #</th>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

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

P1. **Other Identifier:** None

P2. **Location:** □ Not for Publication  
✓ unrestricted

- **a. County:** Monterey
- **b. USGS 7.5' Quad:** Monterey
- **c. Address:** 680 Jefferson Street
- **d. UTM:** (Give more than one for larger 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-parking 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 undorned 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 env-

--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

c.a1930, 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.Kuz
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):

DPR 523A (01/04)

*Required Information*
P3a. Description (continued):

Icope 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 sidewalks.

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

Survey # Other Listings Review Code Reviewer Date
DOE # Primary HRI # Trinomial NRHP Status Code 5S3

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 if 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 think 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 □ Other (isolates, etc.)

*P5. 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
cal1928, Sanborn Maps

*P7. Owner and Address:
Virginia Ferrante
698 Jefferson St.
Monterey, CA 93940

*P8. Recorded by:
L.Dill, F.Maggi, J.Kuaz
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):

DPR 523A (01/04) 111

*Required Information
P3a. Description (continued):
during the first part of the twentieth century.
*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
   b. USGS 7.5' Quad: Monterey
   c. Address: 761 Jefferson Street
   d. UTM: Zone 10S; 598289 mE/ 4050994 mN
   e. Other Locational Data: 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

*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 ☐ Milling Station Record ☐ Rock Art Record
   ☐ Artifact Record ☐ Photograph Record ☐ Other (List):
*Resource Name or #: (Assigned by Recorder) 801 Jefferson Street

P1. Other Identifier: None

*P2. Location: □ Not for Publication  ✔ unrestricted
   *a. County Monterey
   *b. USGS 7.5' Quad Monterey Date 1997
   *c. Address 801 Jefferson Street
   *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 sidewalk 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 stairs and walkways utilizing the material. The walls are punctuated by Craftsman trim. (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
c. 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.Kusza
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 Refeature Record □ Milling Station Record □ Rock Art Record □ Artifact Record □ Photograph Record Other (List):

DPR 523A (01/04)
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

Survey # Other Listings DOE # Review Code Reviewer Date

*Resource Name or #: (Assigned by Recorder) 845 Jefferson Street

P1. Other Identifier None

*P2. Location: [ ] Not for Publication [ ] unrestricted

*a. County Monterey

*b. USGS 7.5' Quad Monterey

c. Address 845 Jefferson Street

*d. UTM: (Give more than one if large and/or linear resources)

T 15 N; R 1 W; 1/4 of 1/4 of Sec 1; MD B.M.

MD B.M.

Zone 10S; 598206 mE; 4055111 mN

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.

*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

c. 1896, Sanborn Maps

*P7. Owner and Address:

Maurice J. & Susanne Piccard
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.

*Required Information

DPR 523A (01/04)
P3a. Description (continued):

Cecess 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

Survey #
DOE #
Other Listings
Review Code

Primary #
HRI #
Trinomial

NRHP Status Code 5S3

*Resource Name or #: (Assigned by Recorder) 850 Jefferson Street

Page 1

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
   c. Address 850 Jefferson Street
   d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598207 mE/ 4051085 mN
   e. Other Locational Data: (e.g., parcel #, direction 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 buildings 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):

DPR 523A (01/04) *Required Information
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
PRIMARÝ RECORD

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 S; R 1 E; 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 if 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 parapet 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
cal1925, Sanborn Maps

P7. Owner and Address:
Gerald Lee Harrison
857 Jefferson St.
Monterey, CA 93940

P8. Recorded by:
L.Dill, F.Maggi, J.Kuzaz
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):

DPR 523A (01/04)

*Required Information
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

Survey #
Primary Identifier

DOE #
Other Listings

Review Code
Review Code

Date

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

P1. Other Identifier None
P2. Location: ☐ Not for Publication ☑ unrestricted
P2a. County Monterey
P2b. USGS 7.5' Quad Monterey
P2c. Date 1997
P2d. Staff: R 15: T 1/4 of 1/4 of Sec 10S; MD B.M.
P2e. Address 866 Jefferson Street
P2f. City: Monterey
P2g. Zip: 93940
P2h. UTM: Zone 10S: 598190 mE/ 4051085 mN
P2i. Other Locational Data: 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 buildings 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, care, 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.Diil, F.Maggi, J.Kuaz
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):

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*Required Information
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.
### PRIMARY RECORD

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

**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Survey #</th>
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<tr>
<td>DOE #</td>
<td>Review Code</td>
</tr>
</tbody>
</table>

| *Resource Name or #:* | (Assigned by Recorder) | 877 Jefferson Street |

**P1.** Other Identifier  
None

**P2.** Location:  
- **Not for Publication**  
- **unrestricted**
  - **a. County**  
  Monterey
  - **b. USGS 7.5' Quad**  
  Monterey  
  - **Date**  
  1997  
  - **c. Address**  
  877 Jefferson Street  
  - **d. UTM**  
  (Give more than one for large and/or linear resources)  
  Zone 10S; 598168 mE/ 4051024 mN

**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 arched 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-

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**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):
P3a. Description (continued):

g 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.
Resource Name or #: 882 Jefferson Street

Country: Monterey

Date: 1997

UTM: Zone 10S; 598181 mE/ 4051073 mN

Other Locational Data: North side of Jefferson St. between Monroe and Clay Sts.

Description: 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 buildings 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 -

Resource Attributes: HP02

Resource Present: Building

Element of District: Other (isolates, etc.)

Date Constructed/Age and Source: Historic

Owner and Address:
Richard Duane Smarlo
882 Jefferson St.
Monterey, CA 93940

Recorded by:
L. Dill, F. Maggi, J. Kusz
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

Date Recorded: 6/15/2005

Survey Type: Survey - Reconnaissance

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.
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

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 if 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 facade 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 □ Other (locates, 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
c1930, 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.

*Required Information

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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

Survey #  
DOE #  
Other Listings Review Code  
Reviewer  
Date  

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

P1. Other Identifier  None

P2. Location:  
☐ Not for Publication  
☑ unrestricted

* a. County  Monterey  
*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 if large and/or linear resources)  
Zone 10S  
mE  598169  
mN  4051073

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 flar shelf 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 buildin-  
(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

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 Reature Record  
☐ Milling Station Record  
☐ Rock Art Record  
☐ Artifact Record  
☐ Photograph Record  
Other (List):  

DPR 523A (01/04)  
130

*Required Information
P3a. Description (continued):

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

Survey # Other Listings
DOE # Review Code
NRHP Status Code

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 S; R 1 E; 1/4 of 1/4 of Sec 17; MD B.M.

c. Address 899 Jefferson Street City: Monterey

d. UTM: (Give more than one if large and/or linear resources) Zone 10S; 598117 mE/ 4051023 mN

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 1925 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-pane 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 Reature Record □ Milling Station Record □ Rock Art Record □ Artifact Record □ Photograph Record Other (List):
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 grills.

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 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

Survey #
DOE #
Other Listings

Review Code
Reviewer

Page 1

*Resource Name or #: (Assigned by Recorder) 877 Johnson Street

P1. Other Identifier None

P2. Location: □ Not for Publicaion ☑ unrestricted

*a. County Monterey
*b. USGS 7.5" Quad Monterey Date 1997

c. Address 877 Johnson Street

d. UTM: Zone 10S; 598002 mE/ 4051024 mN

e. Other Locational Data: 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 boudaries)

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 intensity due to the replacement of windows. Now. (See Continuation Form.)

P3b. Resource Attributes (List Attributes and codes) HP02

P4. Resources Present □ Building ☑ Structure □ Object □ Site □ District □ Element of District □ Other (isolate, etc.)

P5a. Photograph or Drawing

P5b. Description of Photo:

P6. Date Constructed/Age and Source: ☑ Historic □ Prehistoric □ Both

c.1927, 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

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):
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.
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 Sec 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 if 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 Real Estate Record ☐ Milling Station Record ☐ Rock Art Record
   ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (01/04) 130
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

Survey # Other Listings  Review Code  Reviewer  Date
DOE # NRHP Status Code

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  1  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 596564 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 columns. The remainder of the facade 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:
      Sandra Cass 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):

DPR 523A (01/04)  138  *Required Information
P3a. Description (continued):

Iums. 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.
P1. Other Identifier: None

*P2. Location: □ Not for Publication  ✔ unrestricted
   *a. County Monterey
   **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 if 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 facade 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 facade 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--)

*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
c1937, 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): 

DPR 523A (01/04)
P3a. Description (continued):

...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.
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 arched 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 shaft—See Continuation Form—

*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):
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.
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, alternations, size, setting, and boudaries) 

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 alongside 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.

*Required Information
P3a. Description (continued):

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.
*P1. Other Identifier: None

*P2. Location:
   - Not for Publication
   - unrestricted

  *a. County: Monterey
  *b. USGS 7.5' Quad: Monterey
  *c. Address: 282 Larkin Street
  *d. UTM: Zone 10S; 598541 mE/ 4051348 mN

*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 balustrade 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 subsevient to the main entry.

The property was developed with this house sometime between 1926 and 1938 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 - (See Continuation Form--)

*P3b. Resource Attributes (List Attributes and codes): HP03

*P4. Resources Present: Building

*P5. Photograph or Drawing

*P6. Date Constructed/Age and Source:
   - Historic
   - Prehistoric
   - Both

*P7. Owner and Address:
   Phyllis Malanor 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:
(Indicate report and other sources, or enter "none."

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

*Required Information
P3a. Description (continued):

The property is consistent with the development of the Old Town Neighborhood as a vernacular Spanish Colonial Revival house of modest proportions.
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
   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):

DPR 523A (01/04)  148  *Required Information
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.
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—)

*P6. Date Constructed/Age and Source:  
*P7. Owner and Address:

Giuseppe A. Spadaro
137 Seeno St.
Monterey, CA 93940

*P8. Recorded by:
L.Dill, F.Maggi, J.Kuez
Architectural Historians
Archives & Architecture
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 6/15/2005

*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):
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

Survey # Other Listings
DOE # Review Code

*Resource Name or #: (Assigned by Recorder) 298 Larkin Street

Page 1

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
   d. UTM: (Give more than one if 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.)

P6. **Date Constructed/Age and Source:** ✓ Historic □ Prehistoric □ Both
c1907, Sanborn Maps

P7. **Owner and Address:**
   Anthony W. & Chantel Melendrez Jr.
   25000 Valley Way
   Carmel, CA 93923

P8. **Recorded by:**
   L.Dill, F.Maggi, J.Kusz
   Architectural Historians

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.

*Required Information
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

Survey # Other Listings
DOE # Review Code

*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

c. Address 299 Larkin Street City: Monterey

d. UTM: (Give more than one if large and/or linear resources) Zone 10S; 598549 mE/ 4051282 mN

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-

(Please 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:

P6. Date Constructed/Age and Source: ☑ Historic ☐ Prehistoric ☑ Both

cal1937, 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):

DPR 523A (01/04) *Required Information