

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received AUG 13 1986

date entered

SEP 1

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Buck, Frank La Verne, House.

and/or common The Pacific Grove Inn

2. Location

street & number 581 Pine Avenue n/a not for publication

city, town Pacific Grove n/a vicinity of

state California (93950) code 06 county Monterey code 053

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(✓)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name David Spence & Loran A. List as LDB, Inc.

street & number 581 Pine Avenue

city, town Pacific Grove n/a vicinity of state California (93950)

5. Location of Legal Description

courthouse, registry of deeds, etc. Monterey County Courthouse

street & number 240 Church Street

city, town Salinas state California (93901)

6. Representation in Existing Surveys

title none has this property been determined eligible?  yes  no

date  federal  state  county  local

depository for survey records

city, town state

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>n/a</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

A two-and-a-half storey Redwood framed building with full raised basement, resting on a concrete foundation, the Frank L. Buck residence at 581 Pine Avenue in Pacific, California is irregular in plan. This Queen Anne structure with its Colonial Revival detailing is one of the last examples of the "Victorian" era on its scale in the community and the only identified work of local architect Robert C. Gass. The physical integrity of the building is very good. The residential setting of the Buck house, along the south side of Pine Avenue has not changed appreciably since about 1915. The current owners have rehabilitated the exterior of the building as much as possible to its original appearance based upon documentation, physical evidence and the constraints of code requirements.

The roof of the Buck house is capped by a complex of hipped and gabled roofs surmounted at the northeastern corner by an octagonal tower topped with a "Witches Cap" and finial. A wood shingle covering comparable to the original has replaced a later composition roofing. A single chimney pierces the roof just to the rear, (south) of the high-hipped main roof ridge. Its visible surface is stuccoed and scored to give the appearance of cut stone. Changes in the appearance of the original roof surface include the removal of an inappropriate shed dormer at the facade (north elevation) and its replacement with a smaller hipped dormer with outward opening casement windows more in keeping with the character of the building. A section of the roof edge midway along the west elevation removed in the 1970's to accommodate a fire exit has been repaired and a new straight run exterior staircase added below the roofline. Three small hipped dormers with outward opening casement windows have been introduced into the roof plane to afford light and ventilation into the upper rooms.

Fenestration is generally 1/1 double-hung sash, irregularly spaced and shaped to meet the functional requirements of the interior. A very nice Palladian window treatment is to be found in the principal gables on the north and east elevations. This feature has been repeated by the current owners in the south facing gable replacing a single 1/1 double-hung sash at that location. These features are characterized by round-headed wood moldings encompassing rectangular windows. The central window in each ensemble is 1/1 double-hung sash while the two flanking lights are fixed, with a delicate 2/2 leaded glass motif incorporating a large single diamond shape carrying the slightly bellcast form of the roof gables. A form of the leaded glass diamond motif is carried as well in the upper lights of the double-hung sash in the bowed two-storey bay on the east elevation. The skin of the original structure is a narrow horizontal Redwood clapboard with a simple, but wider beltcourse at the watertable, second floor and under the roof eaves, defining the principal floors of the building. A wide, horizontal aluminum siding introduced in the 1960's has been removed in the rehabilitation. In spite of its vertical attenuation the layering effect of the original wall surfaces and the mass of the Buck house hold it firmly to the ground.

Reading from top to bottom on the NORTH ELEVATION, (facade) the principal features are the octagonal tower at the northeast corner with its "WitchesCap" and finial, and the slightly bellcast gable with its impressive Palladian window. Both elements appear above the roofline, which is overshot creating a wide soffit. The protrusion of the corner octagonal tower accounts somewhat for the unusually wide soffit but, perhaps it can also be viewed as an element of the Colonial Revival detailing referencing the New England Garrison house type of the 17th Century. The tower has five lights on each floor, including the roof half-storey, all 1/1 double-hung sash.

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The main feature of the first storey is the entrance. This is a raised, and partially enclosed porch, capped by a wood shingle hip roof. This is supported in part by the enclosed portion of the porch and in part by a pair of simple Roman Doric columns and partial pilaster of the same order. The enclosed portion of the porch is to the west and one bay wide containing no less than five 1/1 double-hung sash windows. A simple straight approach entrance stair with curved wooden railing and rectangular balusters carried around the base of the columns to enclose the landing, leads from the curved concrete platform at street level up the wooden staircase to the glazed, two-panel Golden Oak entrance door. To the west of the main entrance, at the northwest corner of the house a second recessed entrance, a possible later addition to the house, has been enclosed by the current owners retaining a fixed three-light horizontal window from this feature. The raised basement around the perimeter of the house is pierced irregularly with outward opening windows and vent spaces. It is entered through a sunken four-panel wood door at the southwest corner of the building.

The WEST ELEVATION, (side) contains the redesigned fire escape described above and a few irregularly placed 1/1 double-hung windows.

The SOUTH ELEVATION, (rear) has a roof gable at the southwest corner where the original 1/1 double-hung sash has been replaced with one matching the Palladian windows at the other gable ends. An enclosed one storey porch at the southeast corner of the building has been removed and replaced with a similar feature incorporating a handicapped lift for access to the building from a rear parking facility. The replaced porch appears to have been an addition itself. The new porch retains the same form and mass of the old with a slight change in fenestration. (See photo #3.) Other changes from the original at this elevation include three small hipped dormer windows in the roof plane with outward opening casement windows to bring light and ventilation to the upper rooms.

The principal feature of the EAST ELEVATION is the two storied bowed bay with its diamond motif leaded glass windows described above. It should be noted that the upper lights in this bay, (those with the leaded glass) are shorter than the lower lights as are the upper lights in the first floor level of the tower. The horizontal line created by this seeming irregularity does a great deal to balance the layered effect of the building visible from the main streets with its original siding exposed. A new and simple four-paneled fire door has been added immediately to the south of the bowed bay with a straight run stairway employing a banister similar to that at the front entrance. This was a city requirement.

INTERIOR FEATURES: The Buck residence has been used as a rooming house for the past 10 years or so and much of the original interior quality of the home has given way to the compartmentalization of this use. However, one excellent representational feature of this former community showcase, the entrance hall and main staircase remain basically intact and have been carefully restored by the new owners and incorporated into its bed and breakfast use. The wooden elements of the entrance hall are realized in golden oak. To the right of the entry (west) is the elegantly proportioned staircase, the handrail curves at the foot of these stairs to form a newel post supported by slender, turned balusters, three to each run. The face of the open string staircase is paneled and incorporates a simple built-in seat at its base. The paneling continues along the wall side, capped with a wide dado of Anaglypta in a floral pattern to the second floor landing where the stair-rail and detail continue to the upper floors. On the opposite side of the entry hall (east) the opening of the octagonal tower parlour is encased in wooden ornamental latticework, carried on four delicately turned Ionic columns mounted on a paneled base. There are mixed signals in the craft of local carpenter C.E. Hovey's work here, a strange sense of both the English manor and the "Turkish Corner".

NEW EXTERIOR DECORATION includes a low picket fence in wood modeled after many similar period types in Pacific Grove and a wood trelliced parking area to the rear of the property.

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The new owners of the Buck house have been careful in their interior rehabilitation to respect the existing features from the original home where extant. In their work they consulted a variety of sources trying to obtain appropriate lighting fixtures, floor coverings and employed wood framed furniture to accent that quality woodwork remaining in the house. Sherwin Williams Heritage Color guide was employed to develop the exterior and interior color schemes. Working with the Pacific Grove Architectural Review Board compromises were made to come to the final product. Given the circumstances of zoning and code requirements and the necessity to make the facility cost effective the work on the Buck house, now to be called the Pacific Grove Inn, has been one of the most successful exercises in rehabilitation of an historic building for commercial purposes in the city.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1904 **Builder/Architect** C.E. Hovey/Robert C. Gass

**Statement of Significance (in one paragraph)**

Frank LaVerne Buck (1849-1931) was a prominent businessman, civic leader and city official important in the development of Pacific Grove after the turn of the 20th Century. His residence at 581 Pine Avenue in Pacific Grove, California derives its architectural significance from the fact that it is the only identified work of local architect Robert C. Gass and exhibits the skilled craftsmanship of local builder/carpenter C.E. Hovey. It is also one of less than a dozen substantial and appreciably unaltered "Victorian" residences remaining in Pacific Grove's housing stock. The structure possesses integrity of location, design, setting, materials, workmanship, feeling and association, and embodies the distinctive characteristics of a type, (the Queen Anne style) and is associated with the life of a significant local public figure, and is likely to yield information important to history. The Frank L. Buck house should certainly qualify for inclusion on the National Register of Historic Places.

ARCHITECTURE

Pacific Grove architect Robert C. Gass is an enigma. He is identified as a resident of Pacific Grove and the designer of the Frank L. Buck house in the local press, but fails to appear in available local directories of the time, (1904) under any related headings, ( developer, contractor, etc.). Carpenter C.E. Hovey, the craftsman who executed the beautiful entry hall staircase on the other hand, appears often in news items related to the building trades and was listed at the time of the Buck house construction as residing at 186 Pacific Street in the Grove. No further biographical data has come to light on this popular builder.

The home itself is an excellent example of the later Queen Anne mode incorporating popular elements of the Colonial Revival style including Palladian windows and decorative leaded glass in a variety of diamond motifs. Considering its mass and position as an anchor controlling the rhythm of the street, both along Pine and Forest Avenues it is a very staid building, reflecting no doubt the conservative nature of its owner, a midwestern butter and egg man. Architect Gass was able to relieve this massing somewhat by the use of narrow clapboard siding with a series of slender beltcourses dividing the various floor levels. He also shortened the upper sash of the double-hung windows on the first floor level of the octagonal tower and all along that level on the east and south elevations to balance the appearance of the full ensemble from the principal street views along Forest and Pine Avenues. The subsequent covering over of this carefully orchestrated presentation with alluminum siding had for a number of years all but obliterated the architect's original intent. Removal of this siding and the repair of other misguided improvements executed between the 1950's and 1970's, with the subsequent resurfacing of the designer's intended expression has returned to the community what an anonymous writer for the Pacific Grove Review of October 1, 1904 called, "...an ornament to that part of the city."

POLITICS/GOVERNMENT

Frank LaVerne Buck was born in Bellevue, Huron County, Ohio on December 1, 1849. He was the son of Joseph M. and Melinda (Potter) Buck, a farming couple in the district. In 1853 the family moved to Green Springs in Seneca County, where Frank received his formal education and grew to manhood.

# 9. Major Bibliographical References

Watkins, R.C., History of Monterey and Santa Cruz Counties, California, S.J. Clarke, Pub., Chicago, 1925.  
Pacific Grove Review, Oct. 1, 1904, p.1.; Dec. 28, 1901, p.1.; Mar. 7, 1924, p.2.  
Monterey Herald, Jul. 21, 1931, p.2.  
Pacific Grove Board of Trade/Chamber of Commerce, Minutes Book, 1904-1924.

# 10. Geographical Data

Acreeage of nominated property .136 acres  
 Quadrangle name Monterey Quadrangle Quadrangle scale 1:24,000

UTM References

A	1 0	5 9 6 7 7 0	4 0 5 2 9 3 0	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

Refer to site plan attached and see continuation sheet.

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	n/a	code
state	n/a	code	county	n/a	code

# 11. Form Prepared By

name/title Kent L. Seavey/Historical Consultant  
 organization n/a date July 1984; revised June 1986  
 street & number 310 Lighthouse Ave. telephone (408) 375-8739  
 city or town Pacific Grove state California (93950)

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Kathryn Gualtheri  
 title State Historic Preservation Officer date 8/5/86

For NPS use only

I hereby certify that this property is included in the National Register

[Signature] date 9/11/86  
 Keeper of the National Register

Attest:

Chief of Registration

United States Department of the Interior  
National Park Service

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In the Spring of 1870, when young Buck was 21, the family moved to Dubuque, Iowa, and later to Lawrence, Kansas. Frank left the family and removed to Austin, Minnesota where he settled and pursued the grocery business and did some farming. Here he found time in his busy schedule to teach school and to marry Ella Potter of Sandwich, Illinois. In 1893 the couple moved again, this time to St. Paul, where Buck went into the ice business and sold eggs. In 1900 the Buck's came west to California.

First arriving in Los Angeles, they moved on to San Francisco then San Jose before settling in Pacific Grove late in the year. Mr. Buck opened a restaurant at 603 Lighthouse Avenue. This venture was short lived and he closed his facility in October of 1901. His next business enterprise was far more successful. In December he went into partnership with the well known Monterey peninsula entrepreneur, T.A. Work under the title T.A. Work and Company, dealing in "general hardware, lumber, hay, feed, flour and wood". 1904 was an important year for Frank Buck. T.A. Work and Company incorporated with Work as President, Buck as Vice President and a Mr. Hendricks as Secretary. The two other officers in the corporation were Silas Mack, and a Mr. Welch. The business office was in the 200 block of Forest Avenue across from the Pacific Grove Review. Frank L. Buck became the first President of the Pacific Grove Board of Trade and fought hard that year to develop electric street lighting for the community and for a permanent city hall, (temporary quarters for city government were then located at 169 Fountain Street). He participated in fraternal activities with Pacific Grove Lodge #321 of the F.&A.M. and was a leading member of the congregation of the First Methodist Episcopal Church at Lighthouse Ave. and Seventeenth Sts.. With this active schedule he still made time to see to a proper home for he and his wife in Pacific Grove's third addition. On October 1, 1904 the Pacific Grove Review reported that:

"The foundation has been laid for F.L. Buck's handsome new residence on the corner of Forest and Pine Avenues. The plans, as drawn by architect Robert C. Gass of this city show that the structure will be an imposing one and an ornament to that part of the city. It will contain nine rooms. There is to be a basement and an attic in addition to the two stories which will be used for living rooms. C.E. Hovey was the successful bidder for the carpenter work."

The new home was located on the southwest corner of Forest and Pine. 581 Pine was the address.

In 1909 Buck was the Pacific Grove Board of Trade representative to the Peninsula Promotion Committee, a joint agency with Monterey and Carmel to develop tourism for "the advancement of this section". The Board of Trade also endorsed and supported the Hopkin's Marine Station and the development of a union high school concept for the cities of Pacific Grove and Monterey. In 1912 Frank Buck left the T.A. Work corporation to purchase a 21 acre Orange grove near Lindsay in Tulare County, dividing his time between his city and country interests. After the Board of Trade became the Pacific Grove Chamber of Commerce in 1915, Buck continued his association, chairing the Solicitation Committee in 1919 and joining with W.R. Holman in 1923 to co-chair a committee to push through a Pacific Grove-Carmel highway.

Frank Buck ran for and was elected to the Pacific Grove City Council in 1924. While in office he served on the Fire, Water and Parks Committees and helped with ordinances, streets and sewers and finances. Upon retirement Mr. Buck and his wife continued to reside in Pacific Grove until his passing on July 18, 1931. He was buried at El Carmelo Cemetery, the Rev. R.L. McArthur presiding.

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Ironically, the F.L. Buck residence became a vehicle in 1984 for the expansion of a Pacific Grove Bed and Breakfast ordinance intended by the city fathers to protect and preserve the existing stock of larger "Victorian" residences by affording their owners the potential of commercial adaptive use. Noting that the protection and preservation of these historic resources was the intent of the ordinance, and that because zoning restrictions the Buck residence was excluded from such protection, the proponents of its preservation were able to generate changes in the ordinance that made it inclusive, rather than exclusive. Even in death Frank L. Buck continues to serve the best interests of his community.



FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

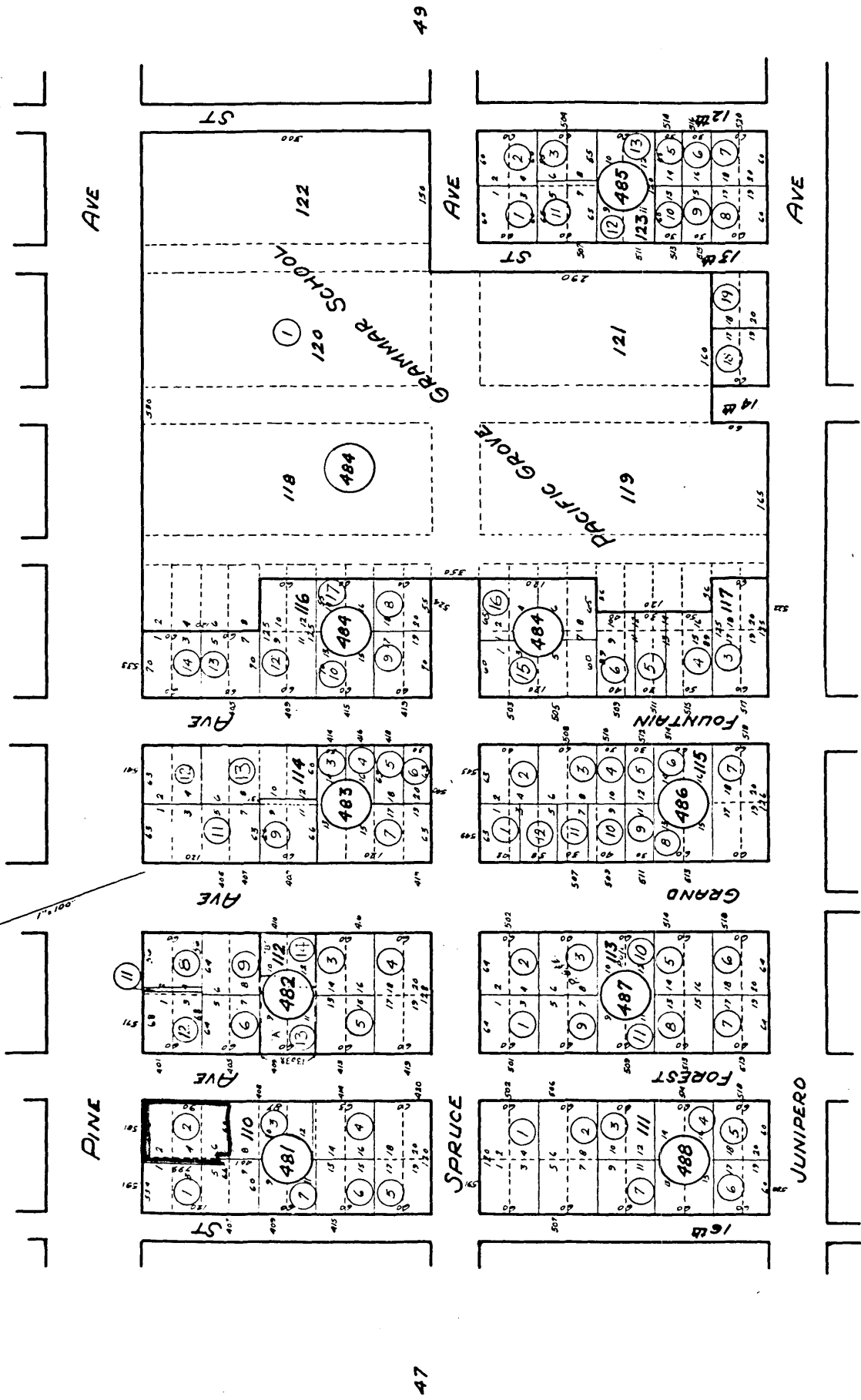
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Beginning at a point at the southwest corner of the intersection of Pine and Forest Avenues in Pacific Grove, thense running in a westerly direction 66.60 feet, bounded on the north by Pine Avenue, thense running in a southerly direction 79.9 feet, bounded on the west by a residential property, thense running in an easterly direction 6.6 feet, bounded on the north by the Buck property, thense running in a southerly direction 10.1 feet, bounded on the west by a residential property, thense running in an easterly direction 60 feet, bounded on the south by a residential property, thense running in a northerly direction 90 feet to the point of beginning, bounded on the east by Forest Avenue, the property is identified as Assessor's Parcel Number 006-481-2.

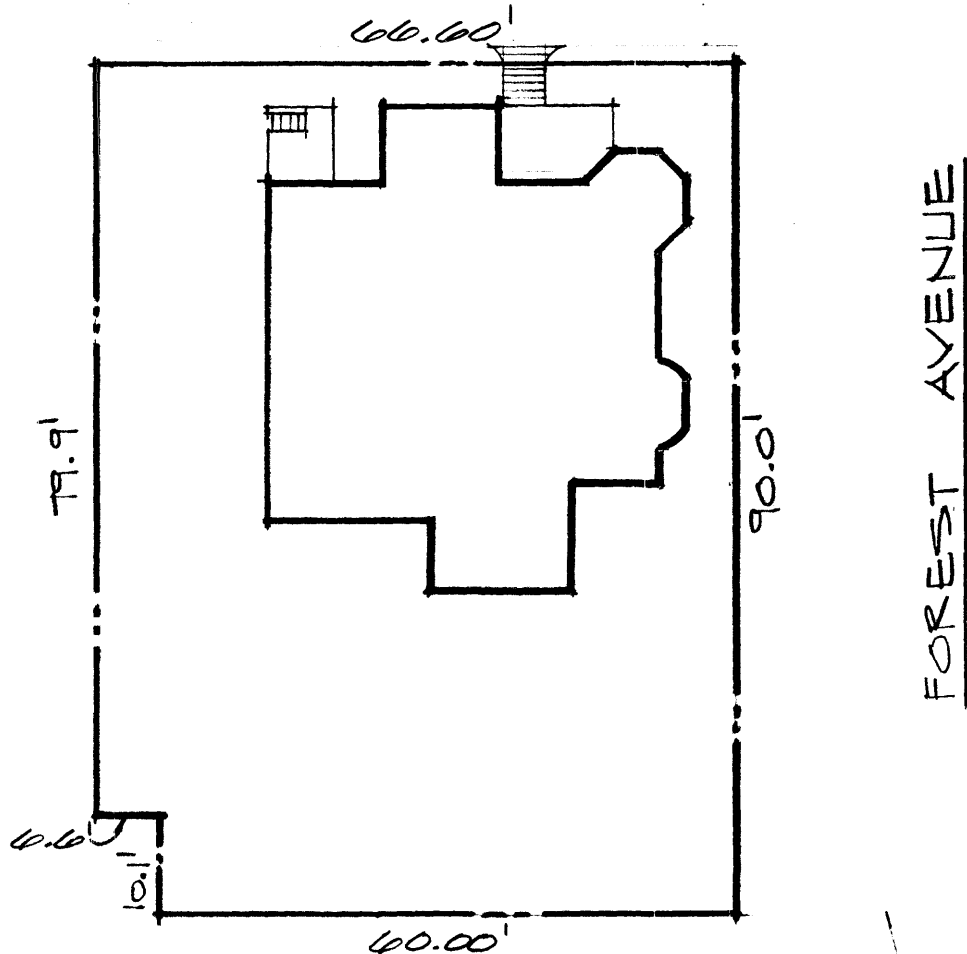
Boundaries encompass the building on its historic lot.



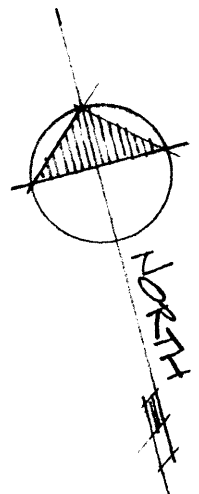
THIRD ADDITION  
BLKS 110 to 123

BUCK, FRANK LA VERNE, HOUSE  
581 Pine Avenue  
Pacific Grove, Monterey County, California

PINE AVENUE



BUCK, FRANK LA VERNE, HOUSE  
581 Pine Avenue  
Pacific Grove, Monterey County, California



A.P.N.-006-481-2

LEGAL DESCRIPTION

LOTS 2, 4 & 6 BLOCK NUMBER 110  
AND PORTIONS OF LOT 1, 3 & 5  
BLOCK NUMBER 110 OF THIRD  
ADDITION TO PACIFIC GROVE  
RETREAT.

AREA OF SITE = 5927.3 SQ. FT.  
.136 ACRES.

AREA OF BUILDING = 1700 SQ. FT.  
(GROUND COVER)

THE BUCK VICTORIAN  
PACIFIC GROVE, CALIFORNIA