



CARMEL-BY-THE-SEA
PRELIMINARY DETERMINATION
OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On May 10, 2024, the Department of Community Planning and Building made a preliminary determination that the property identified below does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources.

APN: 009-371-040

Current Owner: Cunningham

Block: 10M

Lot: 1

Street Location: 2900 Franciscan Way

Date Constructed: 1946

The basis for this determination is:

- The property lacks sufficient age to be considered historic.
- ✓ The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- ✓ The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- ✓ The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.
- There are other better examples of the builder's work in the city.

This determination is based on the evaluation dated April 30, 2024, prepared by Meg Clovis, and attached to this Preliminary Determination.

This preliminary determination will be circulated for a 10 calendar day public review period beginning on May 10, 2024, and ending at 5:00 p.m. on Monday, May 20, 2024. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of five (5) years.

Evan Kort, Associate Planner

HE24-088 (Cunningham) Historic Evaluation

Date: 4/30/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 009-371-040

Current Owner: Mike & Judith Cunningham

2900 Franciscan Way

Carmel, CA. 93923

Block/Lot: Block 10, Lot 1

Street Location: 2900 Franciscan Way

Lot size: 9500 sq. ft.

Date of Construction: 1946 (Assessor's Records)

1. **Land Use & Community Character Element, Subdivision Chronology Map:** 1967-75
2. **Is the property listed on the Carmel Inventory?** No
3. **Has the property been reviewed previously for historical significance?** Yes
On April 7, 2007, the Department of Community Planning and Building determined that the subject property was not a historic resource because:
 1. The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment, or other causes.
 2. The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
 3. The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.
4. **Is the property located within the Archaeological Overlay Zone?** Yes
5. **Is the property identified on the Sanborn Maps?** No
6. **Date of original building permit:** There is no building permit in the file.
7. **Original and subsequent ownership:**
 - a) Elbridge Gerry Chapman
 - b) Richard Mock
 - c) Graeme Robertson
 - d) Arthur & Betty Collins
 - e) Richard & Susan Mastio

None of the former owners are listed in Carmel's Historic Context Statement.

8. **Information on the original designer/builder:** There is no record of the original designer or builder.

9. Alterations and changes to the residence/property:

- a) BP# 76-77 (4/27/1976): A major remodel included exterior changes to the east elevation. An entry was moved, new brick was added to the retaining wall, new plate glass windows were installed, and the garage was altered. It appears that the dining room on the east elevation was an earlier addition as well. The original plans are not included in the building file.
- b) BP# 02-164 (9/2/2002): Build fence with gates
- c) BP# 05-205R (8/19/2005): Reroof

10. Conclusions:

There is no record of the original designer/builder and there is no record of the original plans. None of the people associated with the subject property are included in Carmel's Historic Context Statement. A major remodel in 1976 resulted in a redesign of the east elevation. It also appears that the dining room was added at an earlier date (it does not have a tile roof). An intensive survey is not recommended.

11. Current Photographs of Building:



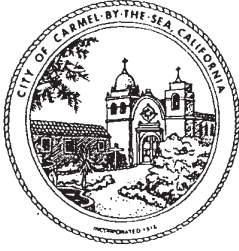
View from the corner of Franciscan & Dolores.



View of garage.



View of elevation facing Franciscan Street.



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

On 3 April 2007 the Department of Community Planning and Building made a preliminary determination that the property identified below does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources.

Assessors Parcel Number: 009-371-040

Current Owner: Graeme Robertson

Block: 10M

Lot: 1

Street Location: SE Corner of Mission & Santa Lucia

The basis for this determination is:

- The property lacks sufficient age to be considered historic.
- The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.

This preliminary determination will be circulated for public review beginning on 3 April 2007 and ending at 4:00 P.M. on 13 April 2007. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of 5 years. If the City receives a written request for further review during the circulation period, the matter shall be placed on an agenda of the Historic Resources Board for a final determination.

KENT L. SEAVEY
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PACIFIC GROVE, CALIFORNIA 93950
(831)375-8739

April 3, 2007

Mr. Brian Roseth/Principal Planner
Carmel Planning & Building Department
City of Carmel by-the-Sea
P.O. Drawer G
Carmel, CA 93921

Dear Mr. Roseth:

Thank you for the opportunity to review the potential historic significance of the residential property located on the SE corner of Dolores and Franciscan Way Blk 10 Lot 1 Mission Tract (APN# 009-371-040) in Carmel, as required by the California Environmental Quality Act (CEQA).

According to Monterey County Assessor's records, the subject property was constructed in 1940. Monterey County deeds on file with the Chicago Title Co. indicates that the residence was sold by a Mr. Louis A. Hirsh to Mr. Gerry Eldridge Chapman in 1945. There is no notice of completion. The subject property was part of a subdivision annexed to the City of Carmel from Monterey County. No building records for the property have been found prior to that annexation, except for those cited above.

In 1976 architect James B. Pruitt remodeled the Spanish Eclectic style residence for then owner, Mr. Arthur Collins. The original entry was moved, new brick was added along the front (west) retaining wall, new plate glass windows in anodized aluminum frames replaced earlier windows along the west facing facade, and the attached garage was altered (CBP# 76-77).

The subject property lacks documentary evidence of its appearance prior to 1976. Any reference to earlier changes to the 1940 residence are no longer present in the record. Physical changes to its west facing facade in 1976, especially the plate glass bay windows, compromised its integrity.

Both early owners, Mr. Hirsh and Mr. Chapman, are referenced in Carmel Polk business directory for 1947, but not in the 1941 directory. There is no reference to their individual occupations, and neither appears in the standard local history sources

Age alone does not make a building historic. Because the property was annexed to the City of Carmel from the County of Monterey, there are no original building records on file. Lacking documentation, and because of alterations and additions made to the Spanish Eclectic style residence in 1976, compromising its physical integrity, this property does not meet the necessary criterion for listing in the California Register. Therefore, it cannot be considered an historic resource as defined by the California Environmental Quality Act (CEQA).

Respectfully Submitted,

Kent S. Seavey