



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On March 13, 2024, the Department of Community Planning and Building made a preliminary determination that the property identified below does not constitute a historic resource and is, therefore, ineligible for the Carmel Inventory of Historic Resources.

APN: 010-195-012

Current Owner: Jay and Carole Hagglund

Block: B

Lot: 10

Street Location: Casanova 4 SE of 7th Ave

Lot size: 4000 sq. ft.

Date of Construction: 1937

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 initial assessment (preliminary review) dated January 16, 2024, prepared by Margaret Clovis and attached to this Preliminary Determination.

This preliminary determination will be circulated for a 10 calendar day public review period beginning on Thursday, March 14, 2024 and ending at 5:00 P.M. on Monday, March 25, 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.

Alec Barton

Alec Barton, AICP
Contract Planner

HE 24-038 (Hagglund) Historic Evaluation

Date: 03/12/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-195-012

Current Owner: Jay & Carole Hagglund

Casanova 4 SE of 7th Ave.

Carmel, CA. 93921

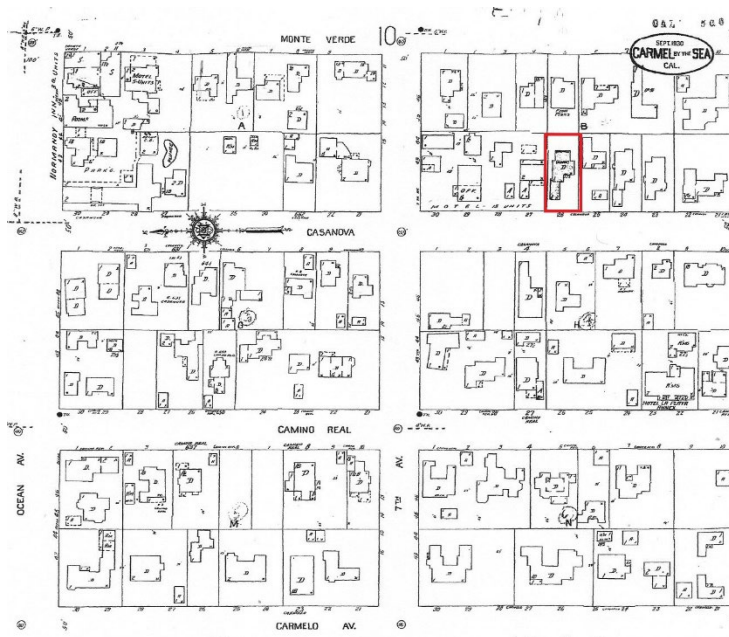
Block/Lot: Block B, Lot 10

Street Location: Casanova 4 SE of 7th Ave.

Lot size: 4000 sq. ft.

Date of Construction: 1937

1. Land Use & Community Character Element, Subdivision Chronology Map: 1908
2. Is the property listed on the Carmel Inventory? No
3. Has the property been reviewed previously for historical significance?
Senior Planner Chip Rerig reviewed the property for historical significance. In a memo dated 11/6/2002 he determined that the second-floor addition "adversely impacts the architectural integrity and irreparable altered the character of the building."
4. Is the property located within the Archaeological Overlay Zone? Yes
5. Is the property identified on the Sanborn Maps? Yes, 1962



6. Date of original building permit: 9/25/1937 (BP# 304)

7. Original and subsequent ownership:

- a) John Hancock
- b) Paul T. Seashore
- c) Mrs. William G. Austin
- d) Frederick W. Coleman
- e) Elizabeth & Jerry Blanchard
- f) Eric & Pauline Miller
- g) Harold F. Grooms

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

8. Information on the original designer/builder:

Hugh Comstock designed and built the subject residence. Comstock Associates designed and built the 1950 and 1951 additions. Hugh Comstock developed the Fairy Tale style of architecture with which Carmel has become closely identified. Born in Evanston, Illinois in 1893, Comstock moved to Santa Rosa with his family in 1907. In 1924 he came to Carmel to visit his sister and met and married Mayotta Brown. Mayotta had a successful doll making business and Hugh built a Fairy Tale cottage for her dolls, known as the "Doll's House." It was the first of many Fairy Tale cottages he designed and constructed. He later developed the post-adobe system of construction.

9. Alterations and changes to the residence/property:

- a) BP#2093 (11/28/1950): Add 80 sq. ft. to kitchen & garage
- b) BP#2107 (1/9/1951): Add 115 sq. ft. to garage
- c) BP#73-13 (1/16/1973): Add bathroom to garage
- d) BP#77-106 (6/15/1977): Add second story (550 sq. ft.)

10. Conclusions:

The residence no longer retains its integrity due to the incompatible second story. There are many examples of Comstock homes in Carmel that are better representatives of his work. An intensive survey is not recommended.

11. Current Photographs of Residence (see next page):

