



# CARMEL-BY-THE-SEA

## PRELIMINARY DETERMINATION OF INELIGIBILITY

### For the Carmel Historic Resources Inventory

On July 12, 2024, the Department of Community Planning & Building reissued a determination of ineligibility for the property identified.

Assessor's Parcel Number: 010-193-022 & 010-193-023  
Current Owner: James Marshall TR  
Block/Lot: 94 / 6 & 8  
Street Location: Monte Verde 2 SE of 8<sup>th</sup> Avenue  
Lot size: 8,000 square feet  
Date of Construction: 1922

The basis for this determination is:

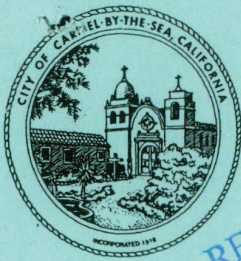
- The property lacks sufficient age to be considered historic.
- The property has substantially lost its historical integrity through alterations, additions, deterioration, changes in the surrounding environment, or other causes.
- The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- The property is not associated with important events, people, or architecture 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 being reissued based on the following findings: 1) John Arnot is not listed in the historic context statement (December 6, 2022 edition), and 2) the architectural style of the house remains undefined. This Determination is being circulated for a 10 calendar day appeal period beginning on July 15, 2024, and ending at 5:00 P.M. on July 25, 2024. If no requests for further review are received during this period, the Determination shall become final and remain valid for 5 years.

*Marnie R. Waffle*

---

Marnie R. Waffle, AICP  
Principal Planner



**CITY OF CARMEL BY THE SEA**  
**DEPARTMENT OF COMMUNITY PLANNING AND BUILDING**  
**APPLICATION FOR APPEAL OF HISTORIC DETERMINATION**

**RECEIVED**  
**OCT 17 2005**  
**CITY OF**  
**CARMEL-BY-THE-SEA**

Deposit \$ \_\_\_\_\_  
 Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Permit No. 05-32

Associated Permits \_\_\_\_\_

Property Owner's Name DARWIN & Geraldine BARRETT Phone (831) 624 2414

Mailing Address P.O. Box 4512

City, State, Zip CARMEL, CA 93921 Fax —

Street Location MONTE VERDE

Block 94 Lot(s) 6 Assessor's Parcel No. 010-193-022

Darwin S. Barrett, Geraldine Barrett Oct 12, 05  
 Signature of Property Owner (required) Date

*Individual to receive all correspondence and agendas regarding this application:*

Name of Contact DARWIN BARRETT Phone (408) 378 3899

Mailing Address 14050 MARILYN LANE

City, State, Zip SARATOGA, CA 95070 Fax —

Darwin S. Barrett, Geraldine Barrett Oct 12, 05  
 Signature of Applicant Date

**PROJECT DESCRIPTION**

Describe the reasons for the requested appeal See Separate Sheet - enclosed

*For City Use Only*

Decision Maker HRB Action GRANTED Date of Action 12/18/2006

12

CITY OF CARMEL-BY-THE-SEA  
HISTORIC RESOURCES BOARD  
AGENDA CHECKLIST

MEETING DATE: 18 December 2006      BLOCK: 94 LOT: 6

FIRST HEARING: 20 November 2006      CONTINUED FROM: 20 November 2006

ITEM NO: HA 05-32

OWNER: Darwin & Geraldine Barrett

STREAMLINING DEADLINE: N/A

---

SUBJECT:

Consideration of an appeal of the City's determination to place an existing residence located in the Single Family Residential (R-1) District on the City's Inventory of Historic Resources.

---

ENVIRONMENTAL REVIEW:

Exempt (Class 31 – Historic Resource Rehabilitation)

---

LOCATION:

E/s Monte Verde bet. 8<sup>th</sup> & 9<sup>th</sup>

---

ZONING:

R-1

---

ISSUES:

1. Does the residence meet the eligibility requirements to qualify as an historic resource (CMC17.32.040)?

---

OPTIONS:

1. Deny the appeal.
2. Grant the appeal and direct staff to remove the residence from the City's Inventory.
3. Continue the application with a request for additional information.

---

RECOMMENDATION:

Option # 2 (Grant the appeal and direct staff to remove the residence from the City's Inventory.)

---

ATTACHMENTS:

1. Staff Report dated 18 December 2006.
2. Application Materials.
3. Preservation Consultant Review/DPR 523 Form.

STAFF CONTACT: Nathan Schmidt, Assistant Planner

**CITY OF CARMEL-BY-THE-SEA**  
**COMMUNITY PLANNING AND BUILDING**  
**STAFF REPORT APPEAL GRANTED 12/18/2006**

**APPLICATION:** HA 05-32                      **APPLICANT:** Darwin & Geraldine Barrett  
**BLOCK:**                      94                                      **LOT:** 6  
**LOCATION:**                      E/s Monte Verde bet. 8<sup>th</sup> & 9<sup>th</sup>

---

**REQUEST:**

Consideration of an appeal of the City's determination to place an existing residence located in the Single Family Residential (R-1) District on the City's Inventory of Historic Resources.

**ADDITIONAL REVIEW:**

1. None.

**BACKGROUND:**

The subject structure is a single story stonemasonry residence constructed in 1922 by John Arnot. The open porch at the southeast corner of the residence was enclosed with a new door and window on an unknown date.

The structure was identified as an historic resource as part of the City's on-going survey of historic structures. A DPR 523 form was filed with the City on 7 September 2004 and was accepted by the California Coastal Commission as part of the City's Inventory of Historic Resources in October 2004. The DPR indicates that the structure qualifies as an historic structure under California Criterion #2 (Persons), for the contributions to the building trades in Carmel of John Arnot, and under Criterion #3 (Architecture) as one of the earliest examples of Carmel stone residential construction in the City. The DPR states that the property is related to the Architectural Development theme of the City's Historic Context Statement.

This appeal was continued from last months meeting with a request from the Board for staff to provide further information on the number of Carmel stone homes on the City's Historic Inventory.

**EVALUATION:**

In the following section staff provides an evaluation of why the property may, or may not, qualify as an historic resource. Within this analysis the appellant's arguments and evidence will also be discussed. Staff recognizes four possible reasons for removing a property from the Carmel Inventory: 1) There are gross, non-correctable errors in the historic documentation, 2) The property bears a poor or minimal relationship to the adopted Historic Context Statement, 3) There are a sufficient number of other, better preserved or more

important resources of the same type elsewhere within the City, and 4) The resource has lost its historic integrity through past alterations.

**Process:** CMC 17.32.070 states that a property identified as an historic resource on the Carmel Inventory shall be presumed historically significant and shall not be removed from the City's Inventory unless substantial evidence demonstrates that it is not an historic resource. The ordinance also states that any decision to remove a resource from the inventory shall be based on a recommendation by a qualified professional. However, the City Administrator and City Attorney have determined that if an owner does not want to hire a qualified professional they can present their own argument for the Board's consideration. The owner, in this case, has chosen not to hire a qualified professional and provided his own analysis.

**Basis for Appeal:**

The appellant is requesting that the subject structure be removed from the City's Inventory of Historic Resources for the following reasons:

1. The home displays no particular architecture.
2. Placement on the City's inventory devalues the property and takes away the owner's property rights.
3. There are numerous other examples of old Carmel Stone homes in the City.

**Relationship to Context Statement:** The DPR indicates that the residence is related to the architectural development theme of the Context Statement. John Arnot, the home's builder, is not mentioned in the Context Statement. The subject house is, according to the historic consultant, of no particular style but is significant for its construction material. The use of Carmel stone in residential design is mentioned in the context statement but this bears a minimal relationship with the Context Statement, as there are numerous other Carmel stone homes in the City. There does not appear to be a clear connection between this property and the Architectural Development theme of the Context Statement.

**California Register Criteria 2:** The original DPR indicates the residence is historic under Criteria 2 because of the home's association with John Arnot, an early stonemason who worked in the City. John Arnot is not mentioned in the Historic Context Statement. Typically when a property is significant because of a designer or contractor then the appropriate Criterion is #3, not #2. This lack of coverage provides sufficient reason to disqualify the home from being significant under criteria 2. If the Board denies the appeal staff recommends removal of all criteria 2 references.

**Comparative Resources:** There are at least eleven other homes constructed of Carmel Stone on the City's Historic Inventory. Five of these homes, including the subject resources, were constructed prior to 1923. As mentioned above, one possible reason to grant an appeal is that

there are a sufficient number of other, better-preserved or more important resources of the same type elsewhere within the City. In this case, there does appear to be a sufficient number of better preserved home constructed of Carmel Stone within the City that have other architectural merits.

**Integrity:** The structure has had one minor change from its original state. The front porch at the southeast corner of the residence was enclosed on an unknown date with a new door and window. The door and windows could easily be removed and do not appear to affect the historic character of the property. Therefore, staff has determined that the loss of integrity is not sufficient basis for granting the appeal.

Staff is recommending granting the appeal for the following reason:

- 1) The home does not have a significant architectural style.
- 2) There are other better examples of homes constructed with Carmel Stone on the City's Inventory.
- 3) The property bears a poor or minimal relationship to the adopted Historic Context Statement. John Arnot is not identified in the Context Statement.

**RECOMMENDATION:**

Grant the appeal and direct staff to remove the residence from the City's Inventory.

Return to:  
Carmel City Hall  
Post Office Drawer G  
Carmel, CA 93921  
Attention, Brian Roseth

---

## RESOLUTION

### DESIGNATING AN HISTORIC RESOURCE

The Department of Community Planning and Building of the City of Carmel-by-the-Sea has completed intensive survey work, received approval from the California Coastal Commission and has made an Administrative Determination that the property identified below meets the criteria for an historic resource as established in the City's General Plan, the Municipal Code and the Local Coastal Program for Carmel-by-the-Sea.

Based on this determination, effective 25 May 2005, the Department of Community Planning and Building hereby resolves to designate the property described below as a local resource on the Carmel Inventory of Historic Resources.

This Resolution/Administrative Determination is being recorded pursuant to section 5029(b) of the California Public Resources Code that requires the City to record all historic resource determinations. This action also is taken in furtherance of the Local Coastal Program certified by the California Coastal Commission and implemented by the City of Carmel-by-the-Sea Ordinances No. 2004-01 and 2004-02.

**Assessor's Parcel Number:** 010193022000

**Block:** 94    **Lot(s):** ALL LOT 6

**Current Owner:** BARRET, DARWIN S & GERALDINE L & BRENT D BARRET TRS

**Street Location:** E/S MONTE VERDE BETWEEN 8TH AND 9TH

It is the purpose of this Resolution/Administrative Determination to alert the owner, successors and assigns to the existence of an historic resource on the property. This historic resource is protected under laws of the State of California and of the City of Carmel-by-the-Sea including the California Coastal Act, the California Public Resources Code, the Carmel-by-the-Sea Municipal Code and the Local Coastal Program. Specific regulations affecting remodels, alterations, additions and demolitions can be found in the City of Carmel-by-the-Sea planning documents referenced above.

Certified by:



Brian Roseth,  
Principal Planner, Carmel-by-the-Sea

**PRIMARY RECORD**

Primary #	_____
HRI #	_____
Trinomial	_____
NRHP Status Code	5S2
Other Listings	_____
Review Code	_____
Reviewer	_____
Date	_____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *John Arnot House*

**P1. Other Identifier:**

**P2. Location:**  Not for Publication  Unrestricted **a. County Monterey**

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ ; **R** \_\_\_\_\_ ; **1/4 of** \_\_\_\_\_ **1/4 of Sec** \_\_\_\_\_ ; **B.M.** \_\_\_\_\_

**c. Address:** \_\_\_\_\_ **City** *Carmel by-the-Sea* **Zip** *93921*

**d. UTM:** (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ **mE/** \_\_\_\_\_ **mN** \_\_\_\_\_

**e. Other Locational Data** (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*2 SE of 8th, E/side Monte Verde (Blk 94, Lot 6)*

Parcel No. *010-193-022*

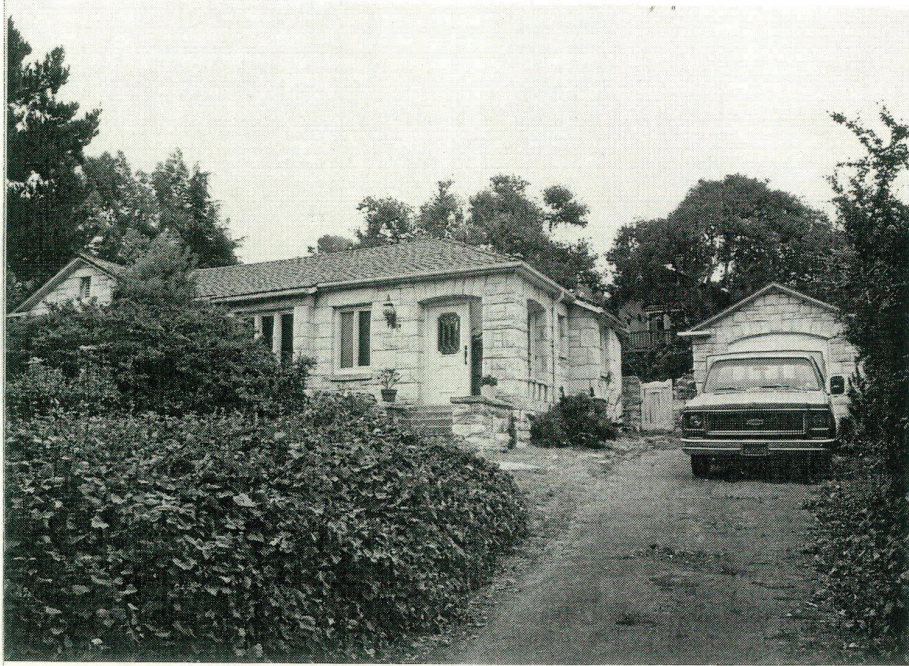
**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one-story stonemasonry residence, irregular in plan, resting on a stone foundation. The exterior wall cladding is Carmel stone in a rock-faced broken range ashlar finish. The roof is an intersecting hip-and-gable type, with partial-width shed-roofed overhangs where small bays appear on the west facing facade and south side-elevation. There is a slight overhang of the eaves, and the gabled bay at the north end of the front (west) elevation has slight returns. The roof is covered in a composition shingle. Fenestration is irregular, with a combination of single 3/1 double-hung wood sash, and paired and banked tall, fixed and wood casement type windows. The existing entry door has a raised wood panel below a leaded glass light, with a narrow sidelight to the south. It is located on the SW cr. of the west facing facade and is a recent, but undated addition, as is the glazed bay facing south. This was originally a raised, open porch, with the door on the south side. There is still a low stone rail with thick balusters at the base of the opening on the south. The porch is reached by a set of open concrete steps between low, closed Carmel stone rails. Both porch openings have segmental arches with stone voussoirs. All the window openings appear to have stone lintels and sills. The one found on the west facing gabled bay has a central keystone above its lights.*

**P3b. Resource Attributes:** (List attributes and codes) *HP2 - Single Family Property*

**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#)  
*Looking NE at the west facing facade & E/side-elev. 9/3/03, #05402-15*

**P6. Date Constructed/Age and Sources**  
 Prehistoric  Historic  Both

*1922 Carmel bldg. records*

**P7. Owner and Address**

*Darwin Barrett  
P.O. Box 4512  
Carmel, CA 93921*

**P8. Recorded by:** (Name, affiliation, and address)

*Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950*

**P9. Date Recorded:** *1/4/2004*

**P10. Survey Type:** (Describe)

*Intensive-Carmel Historic Resource  
Inventory-ongoing*

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

*None*

- Attachments**
- |                                       |   |   |  |  |
|---------------------------------------|---|---|--|--|
| <input type="checkbox"/> NONE         | <input checked="" type="checkbox"/> Continuation Sheet          | <input type="checkbox"/> District Record        | <input type="checkbox"/> Rock Art Record   | <input type="checkbox"/> Other: (List) |
| <input type="checkbox"/> Location Map | <input type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record  | <input type="checkbox"/> Artifact Record   |  |
| <input type="checkbox"/> Sketch Map   | <input type="checkbox"/> Archaeological Record                  | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record |  |



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Resource Name or #: (Assigned by recorder) *John Arnot House*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *No style (gable & wing stone cottage)*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1922 (CBP# 469); undated in fill of original open porch on SW cr. w/a front door and window.*

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features: *Detached front-gable stonemasonry one-car garage, near SE cr. of parcel 1922 (CBP# 469)*

B9a. Architect: *designer/John Arnot*

b. Builder: *John Arnot*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel by-the-Sea*

Period of Significance: *1903-1940*

Property Type: *single family residence*

Applicable Criteria: *CR 2, 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The John Arnot House is significant under California Register criterion 2 for the contributions to the building trades in Carmel of its owner/builder, early stonemason John Arnot. It is also significant under criterion 3, in the area of architecture, as one of the earliest examples of Carmel stone residential construction in the village.*

*John Arnot was a Scot by birth, who came to Carmel from Oakland in 1918. Mr. Arnot worked as a stonemason and contractor for a number of years, building some of the earliest of the Carmel stone buildings in Carmel. He constructed his own home on Monte Verde in 1922, just one year after the first recorded Carmel stone house in the village, that of Lee Gottfried, on Dolores between 13th and Santa Lucia. Arnot family members are currently preparing more information on John's life and work.*

*The hip-and-gable residence Arnot designed and built for himself and his family is an excellent example of his stonemasonry skills. Finished in a rock-faced broken-range ashlar, the detailing includes segmental arches with voussoirs, and keystones above the major window openings. The low rock rail on the former open porch is also a nice touch. The only noticeable change to the original building envelope is the enclosing of the formerly open front porch, at the SW cr. of the residence, and its in filling with a modern wood door and glazed sidelight on the facade (west side), and glazing of the porch opening on the south side-elevation. Both can be easily reversed without damage to the character defining features of the building. It is still unclear who did the stonemasonry on the 1921 Lee Gottfried house, the first recorded modern Carmel stone residence in Carmel, and on the Monterey peninsula, possibly John Arnot. Hopefully the family records will set the record straight. The John Arnot House, in spite of the noted changes to the porch, clearly reflects the findings of, and is consistent with the 1997 Carmel Historic Context Statement under the theme of architectural development.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

**B12. References:**

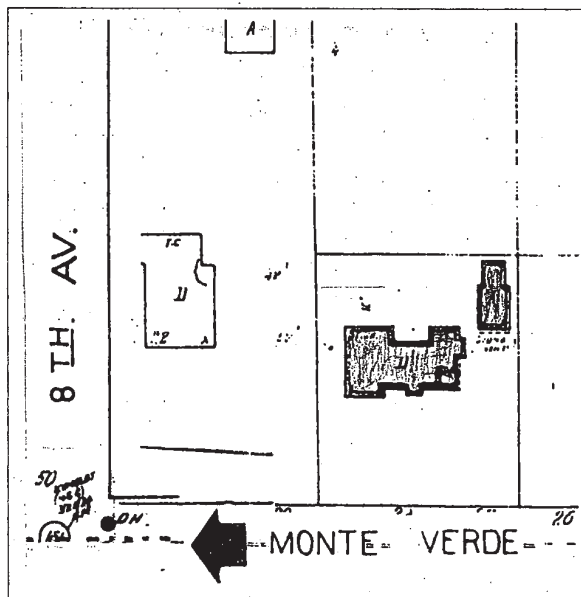
- Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel*
- Carmel Historic Context Statement 1997*
- Carmel Pine Cone, 12/23/22, 8/10/72*
- Sanborn fire insurance maps of Carmel 1924, 1930, 1930-62*

B13. Remarks: *Zoning R-1  
CHCS (AD)*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *1/4/2004*

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or #: (Assigned by recorder) *John Arnot House*

Recorded by: *Kent L. Seavey*

Date *1/4/2004*

Continuation  Update

*P3. The detached stonemasonry one-car garage to the SE of the house front-gabled with the same return details as the north gable on the house. The entry is segmentally arched with stone voussoirs, with a modern, flush wood double doors. The residence is set back on a slope rising to the east. There are low Carmel stone retaining walls near the street, and the yard is overgrown with untended vegetation. It is located across from the Golden Bough Theater, in a mixed-use neighborhood of one and two story residences of varying ages and styles.*