



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On June 6, 2025, 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: 010-044-007-000

Current Owner: Larry Morsello

Block: 86

Lot: 11 & 12

Street Location: NEC 8th Ave. & Santa Fe St.

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 preliminary determination will be circulated for a 10-calendar day public review period beginning on June 6, 2025 and ending at 5:00 P.M. on June 16, 2025. 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.

Jacob Olander, Associate Planner

DS25-071 (Morsello) Historic Evaluation

Date: 06/4/2025

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-044-007

Current Owner: Larry Morsello

POB 1264

Burlingame, CA. 94011

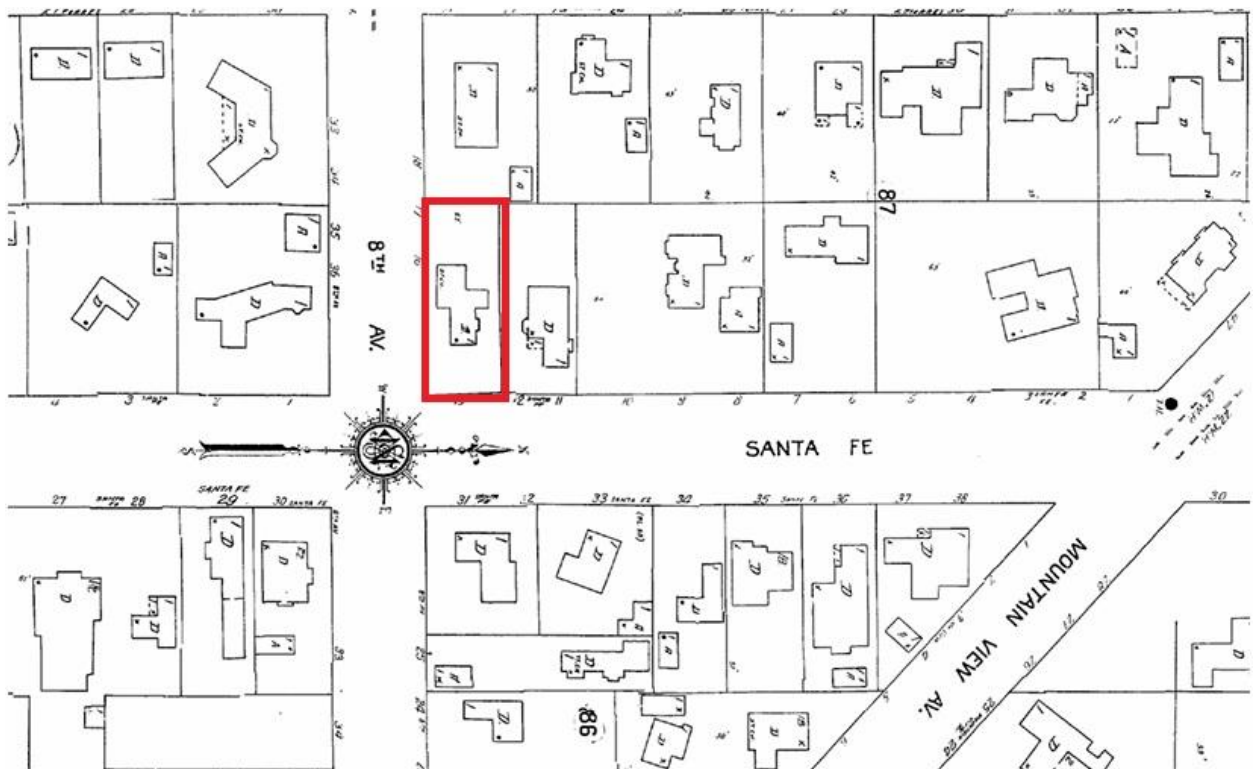
Block/Lot: Block 86, Portions lots 11 & 12

Street Location: NEC 8th Ave. & Santa Fe St.

Lot size: 4000 sq. ft.

Date of Construction: 1938

1. Land Use & Community Character Element, Subdivision Chronology Map: 1910
2. Is the property listed on the Carmel Inventory? No
3. Has the property been reviewed previously for historical significance? No
4. Is the property located within the Archaeological Overlay Zone? No
5. Is the property identified on the Sanborn Maps? Yes, 1962



6. Date of original building permit: 10/7/1938 (BP# 442)

7. Original and subsequent ownership:

- a) Catherine Brand
- b) Phyllis E. Howard
- c) Edgar Pye
- d) James Gill
- e) Jules Selcer

None of the former owners are included in Carmel's Historic Context Statement as significant people.

8. Information on the original designer/builder:

Ernest Bixler (1898-1978) was the original designer/builder of the Catherine Brand Cottage. Bixler was a prominent builder/contractor in Carmel in the 1930s, 1940s, and 1950s. Bixler was introduced to the contracting business through his father and was trained as a carpenter in Oakland. He began building in Carmel and Pebble Beach in the 1930s while serving as Carmel's postmaster. After World War II Bixler served on Carmel's Planning Commission. He retired from contracting in 1966. There are five Bixler-designed residences on Carmel's Inventory of Historic Resources, which represent Bixler's wide range of revival style designs.

9. Alterations and changes to the residence/property:

- a) BP# 655 (7/29/1940): 63 sq. ft. addition to north elevation.
- b) BP# 1523 (January 1948): Build carport on front elevation.
- c) BP# 2039 (8/24/1950): Enclose carport for a garage.
- d) BP# 3121 (11/15/1957): 216 sq. ft. bedroom and bath addition.
- e) BP# 98-65 (5/20/1998): Kitchen and bathrooms remodel.
- f) BP# 98-168 (5/20/1998): Build a 216 sq. ft. attic addition on garage.
- g) BP# 13-165R (9/3/2013): Reroof

10. Conclusions:

The 495 sq. ft. of additions to the cottage, which was originally 748 sq. ft., has nearly doubled its size. The carport addition was altered into a garage and then a gabled attic addition was constructed, which changed the front elevation and compromised the building's integrity. The Bixler-designed residences on Carmel's Inventory of Historic Resources represent a full range of fully articulated Revival Styles, including Colonial, Tudor, and Spanish. When compared to these houses, the Brand Cottage does not represent Bixler's best work or represent the Historic Context theme "Village in a Forest". The property does not relate to historic themes or property types established in Carmel's Historic Context Statement. The property is not associated with important events, people, or architecture identified in the Context Statement. An intensive survey is not recommended.

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

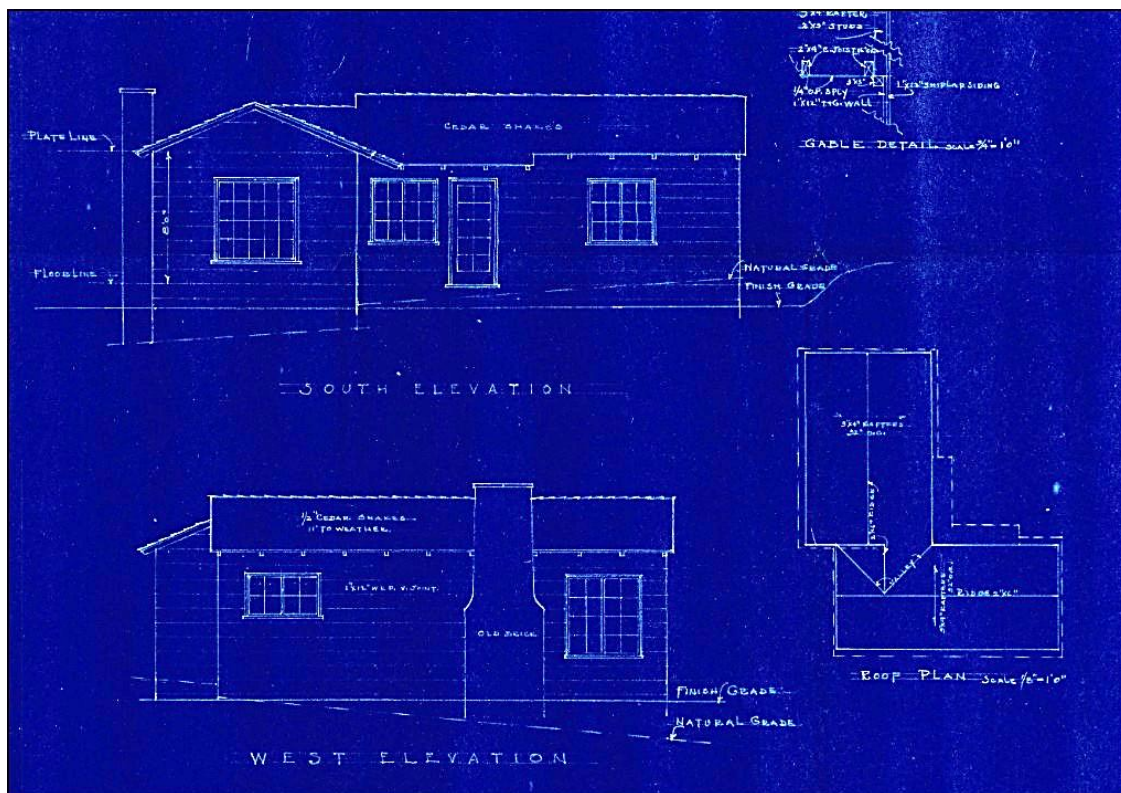


Figure 1: Bixler's plans for the house, 1938.



Figure 2: View of house looking east from Santa Fe Street.

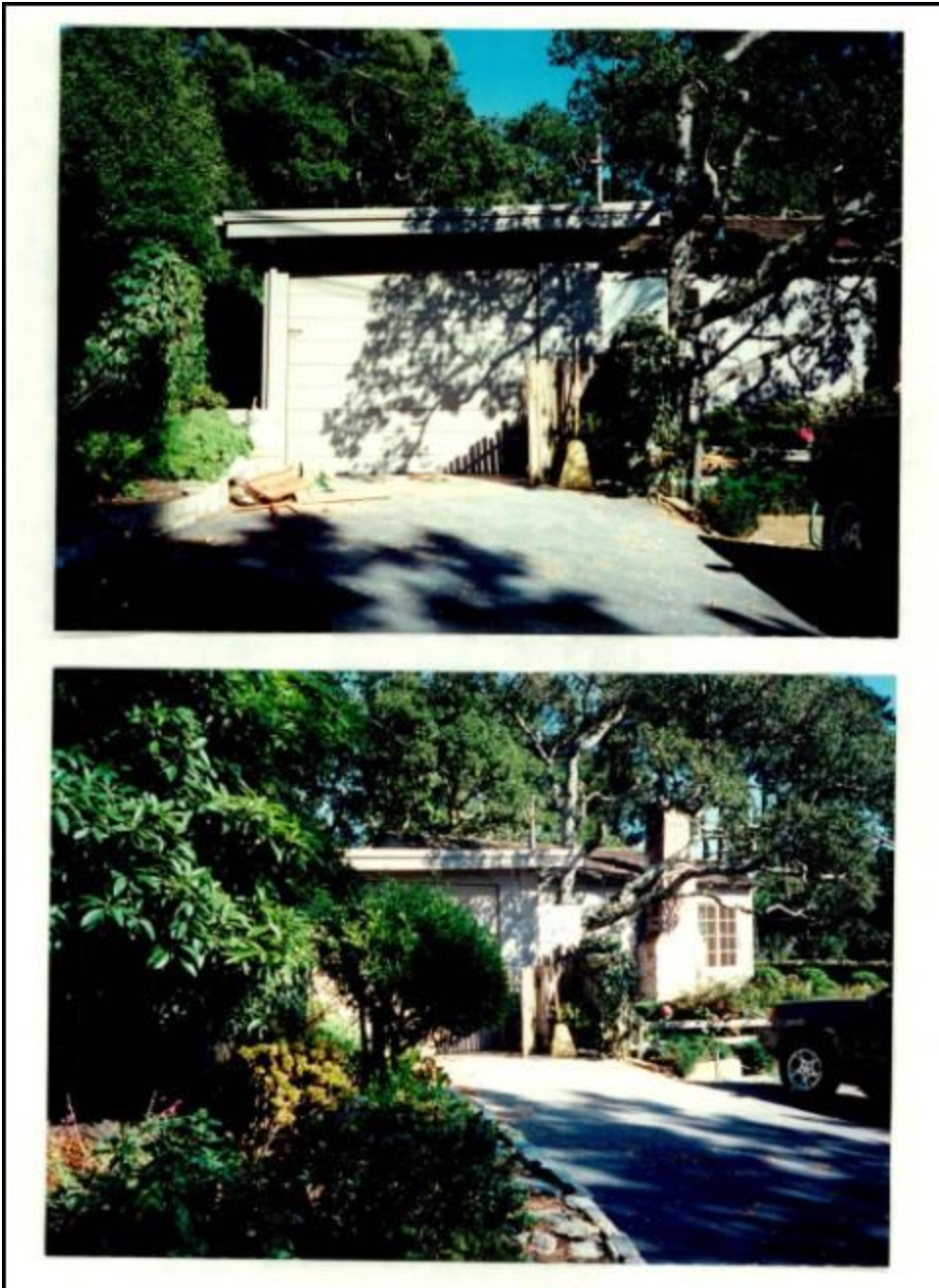


Figure 3: View of house in 1991. The attic addition over the garage has not been constructed.



Figure 4: Detail of garage.



Figure 5: View of south elevation.