



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On May 7, 2020, 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.

Assessor's Parcel Number: 010-074-006
Current Owner: Rico Huo
Block: 129, Lot: 6
Street Location: Mission Street, 3 SE of 11th Avenue
Lot size: 4,000 square feet
Original Date of Construction: 1951

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 Thursday, May 7, 2020, and ending at 5:00 P.M. on Monday, May 18, 2020. 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.

Catherine Tarone

Catherine Tarone, Assistant Planner

DS & HE 20-084 (Huo) Historic Evaluation

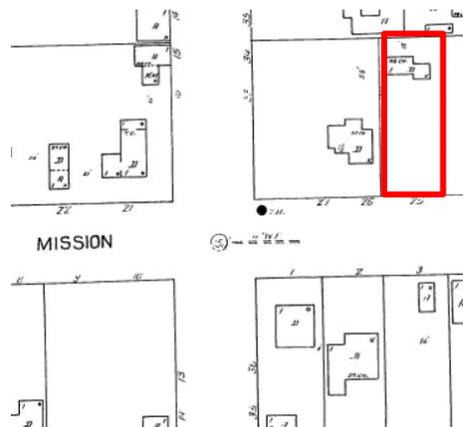
Date: April 24, 2020
APN: 010-074-006
Block: 129, Lot: 6
Lot Size: 4,000 square feet
Assessor: Year Built: 1951
Living Area: 993 square feet (Assessor's records)

1. **Location:** Mission 3 SE of 11th Avenue
2. **Is it on the Inventory?** No
3. **Has it been reviewed previously?** No
4. **Sanborn Maps:**

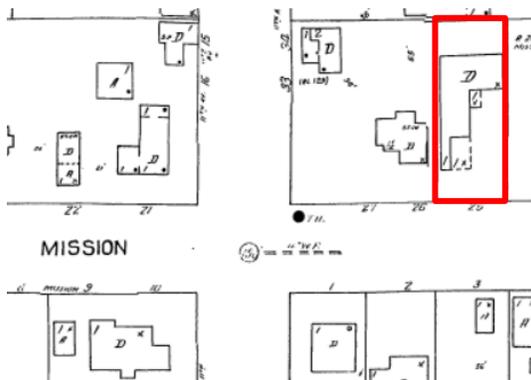
1924



1930



1962



5. **Land Use & Community Character Element, Subdivision Chronology Map:** 1902
6. **Date of construction:** 1951
7. **Original building permit:** Building Permit #2150. Single story residence. Residence is 1,448 square feet according to the original building permit. Carport is shown on the original plans. Redwood shake roof. Stucco and adobe block siding.
8. **Info on designer/builder:** Budget Construction Co. – Not Listed in the Carmel Historic Context Statement.
9. **Original Owner of Residence:** Mrs. Mary Derby– Not Listed in the Carmel Historic Context Statement

10. Current Photograph of Residence:



11. Alterations and changes:

- 1972 Construct 12' x 16' deck at rear of house and replace existing French doors with new French doors
Building Permit BP 72-142
Contractor: Gardner Schetter
Owner: W.J. Goode
- 2013 Window and door alterations on north elevation to convert laundry room to master bathroom.
Building Permit #13-252R
Remove existing, non-original vinyl window on north elevation patch wall with stucco to match existing, install a light fixture next to the existing

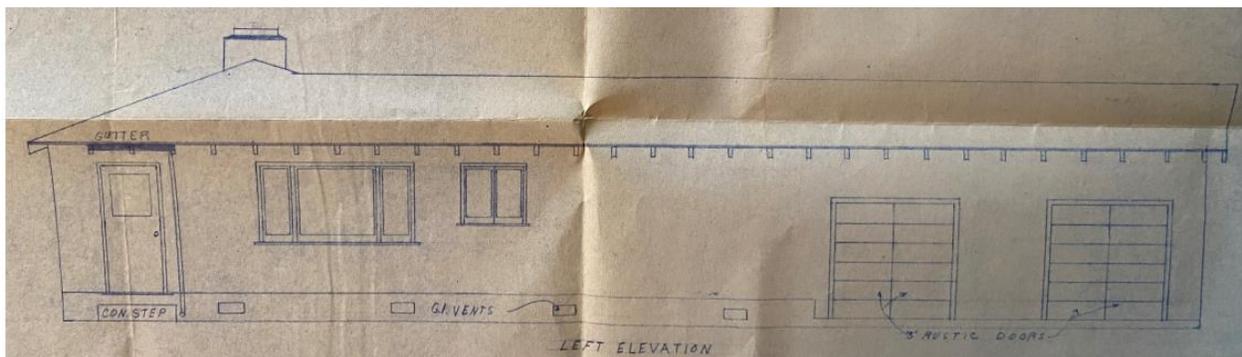
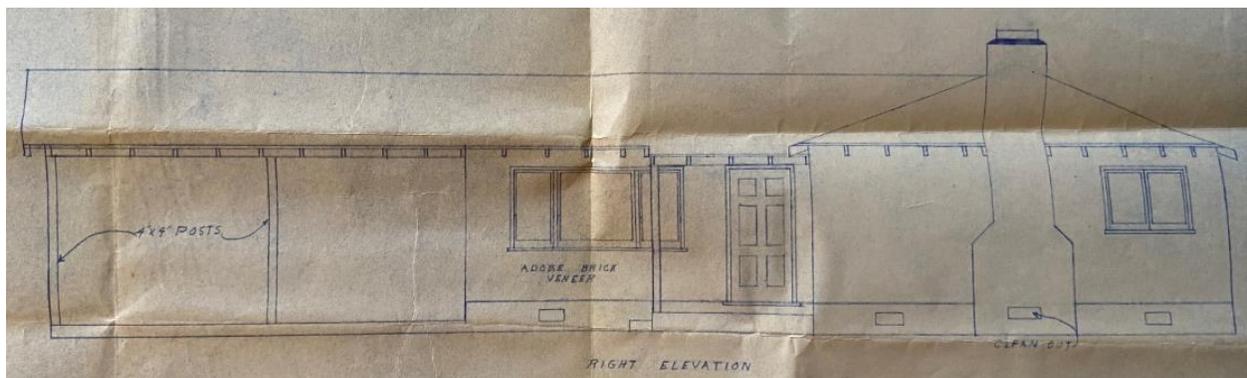
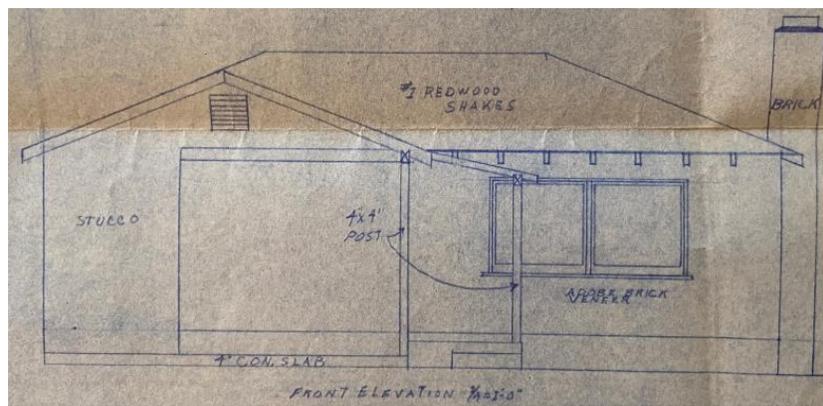
door and reverse the opening direction of the door. This area was already altered from the original design which had two 'Rustic Doors' in this location which had been previously removed and replaced with a door and two windows.

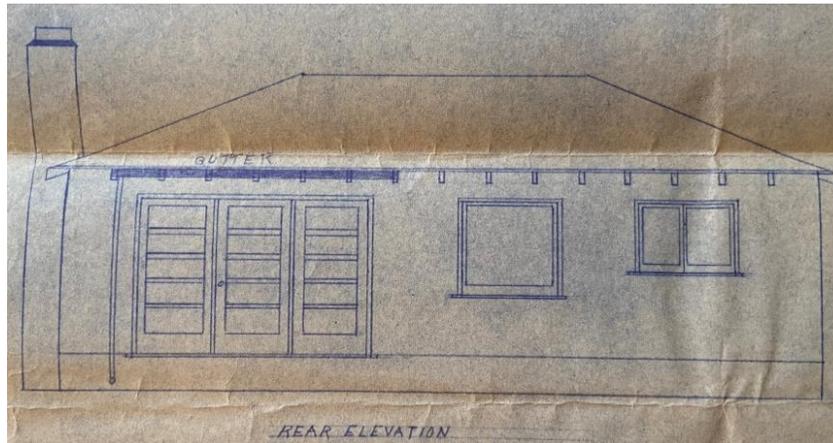
Designer: Alan Lehman, Lehman Design Studio

Contractor: Tom Reynolds

Owner: Ana Marshall

12. Original Building Elevations





Findings: Staff is issuing a Determination of Ineligibility for the City's Historic Inventory for this residence. The residence was constructed in 1951 by Budget Construction Co. which is not listed in the City's Historic Context Statement. No individual that has owned or conducted work on the residence is listed in the Historic Context Statement. In staff's opinion, the residence does not appear to exemplify any noteworthy architectural style listed in the Historic Context Statement, and from the street, the carport is the most prominent feature of the residence.

The residence has also undergone some minor alterations to windows and doors in the past, but there is no building permit in the file to document the changes. These changes consist of the following: the two original 'rustic doors' on the north elevation were replaced with a door and a window. A window at a bathroom on the north elevation was changed to a high window. A window was added to the south elevation to the west of the chimney, but does not match the original window on the west side of the chimney. The front door was changed. The wood shake roof was replaced with composition shingle roofing. The open framing on the south side of the carport appears to have been a later addition, as the original plan only show two straight 4" x 4" support posts. The carport is the primary portion of the residence visible from the street. There is a Carmel stone wall in front of the property, but there is no record in the file as to when it was constructed or who built it. For these reasons, staff finds that the residence is not eligible for listing in the City's Inventory of Historic Resources.