



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On November 21, 2019 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: 010-025-004
Current Owner: Karen Nelson
Block/Lot: 23/7
Street Location: Guadalupe 4 SW of 2nd Ave
Lot size: 4,000 square feet
Date of Construction: 1955

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 architectural style in the city.

This preliminary determination will be circulated for a 10 calendar day public review period beginning on Friday, November 22, 2019 and ending at 5:00 P.M. on Monday, December 2, 2019. 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.

Marnie R. Waffle, Senior Planner

HE 19-438 (Nelson) Historic Evaluation

Date: November 18, 2019
APN: 010-025-004
Block/Lot: 23/7
Lot Size: 4,000 square feet
Year Built: 1955

Executive Summary: While much of the side and rear elevations have been modified, the front elevation of the residence remains intact as designed and constructed in 1955. The architectural style is consistent with the Bay Region style as described in the Historic Context Statement. There are at least 18 properties currently on the Carmel Inventory that have been constructed in the Bay Region style. After reviewing those properties, staff finds that there are other better examples of the Bay Region style on the Carmel Inventory.

1. **Location:** Guadalupe 4 SW of 2nd Ave
2. **Is it on the Inventory?** No
3. **Has it been reviewed previously?** No
4. **Is it located within the Archaeological Overlay Zone?** No
5. **Sandborn Maps:** Area not included on the Sandborn Maps.
6. **Land Use & Community Character Element, Subdivision Chronology Map:** 1888
7. **Date of construction:** August 19, 1955
8. **Original building permit:** Permit No. 2798, on file in the property folder. Owner/Builder T.R. Lamb. Plans on file in the property folder.
9. **Alterations and changes:** None indicated in the property file. The front elevation fenestration including “sun sash” or jalousie windows remain intact. Fenestration on the south, west and north elevations contain a mix of original and new windows. A small addition was constructed on the rear elevation.
10. **Info on designer/builder:** T.R. Lamb was a general contractor. Mr. Lamb is not mentioned in the Historic Context Statement.
11. **Other Property Ownership:**
 - a) 1989: Ann Hubbs – not mentioned in Historic Context Statement
 - b) 1998: Kim Klecak – not mentioned in Historic Context Statement
12. **Architectural Style:** The residence maintains characteristics of the Bay Region style with its irregular-shaped floor plan; vertical board and batten cladding; local stone cladding;

plate-glass window walls; skylights; flat, low pitched gabled roof; ample front garden; use of traditional materials; and integration of house, setting and landscape.

13. Current Photographs of Residence:



Street View



Front elevation fenestration is original and intact with two "sun sash" (jalousie) windows under fixed pane windows (left side)





Fenestration not original to residence



South Elevation fenestration modified from original plans



Later addition (no plans on file)



Later addition (no plans on file)



Rear Elevation: Left side fenestration original and intact;
Right side fenestration has been modified



Fenestration not original to residence