



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On December 18, 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: 010-253-005
Current Owner: Las Olas Associates
Block/Lot: HH/13 & 15
Street Location: Carmelo 5 NW of Ocean
Lot size: 8,000 square feet
Original Date of Construction: 1925-1928

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 December 19, 2019 and ending at 5:00 P.M. on December 30, 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

Marnie R. Waffle, AICP, Acting CPB Director

HE 19-457 (Las Olas Associates) Historic Evaluation

Date: December 18, 2019
APN: 010-253-005
Block: , Lot: HH/13 & 15
Lot Size: 8,000 square feet
Date of Construction: 1925-1928

1. **Location:** Carmelo 5 NW of Ocean
2. **Land Use & Community Character Element, Subdivision Chronology Map:** 1900
3. **Is the property listed on the Carmel Inventory?** No
4. **Has the property been reviewed previously for historical significance?** No
5. **Is the property located within the Archaeological Overlay Zone?** No. Property does abut the boundary.
6. **Is the property identified on the Sandborn Maps?**
 - a) 1910: No development shown.
 - b) 1924: No development shown.
 - c) 1930: Building footprint shown on 8,000 square foot lot at 4 NW of Ocean. Unique shape of the building matches the plans on file.
 - d) 1962: Same building outline as 1930.
7. **Date of original building permit:** 1925 according to a note on the property file. No other information available. Monterey County Assessor reports a construction date of 1928.
8. **Original and subsequent ownership:** Unknown in City records; however, a Phase 1 Historic Review was prepared by Historic Preservation consultant Kent L. Seavey. Mr. Seavey's report indicates the original owner as Vivian McEwen, wife of Alan McEwen a political editor for the San Francisco Call Bulletin. Neither McEwen is mentioned in the Historic Context Statement.
9. **Information on the designer/builder:** Unknown.
10. **Alterations and changes to the residence/property:**
 - a) Feb. 25, 1952. Permit 2271: 168 square foot garage addition to house. Rock wall surface with composition roof. Owner: (Helen) Pewter & Jones. Plan on file.
 - b) May 17, 1967. Permit 4620: Interior remodel for installation of a bathroom. Owner: Mrs. George Packard. Plans on file.

- c) July 11, 1968. Permit 4841: Addition of music room, bath and deck (656 square feet). Owner: Mrs. George Packard. Plans on file. Architect: George Brook-Kothlow. Contractor: Daniels/House
- d) July 31, 1978. Owner: Marianna D. Packard
- e) Feb. 28, 1984. Owner: Marge P. Wright
- f) April 11, 1984. Permit 84-61: Interior remodel (new bedroom, bath and family room on lower floor). Owner: Donald Valentine. Plans on file. Architect: Alan Turpen Associates. Contractor: Kirk Busse.
- g) July 14, 1995. Permit 95-115: Interior remodel including modifications to exterior windows and doors. Owner: Donald Valentine. Plans on file. Architect: Alan Turpen. Contractor: Corey McMills.
- h) April 29, 1999. Permit 99-93: Convert storage area to wine cellar. Owner: Donald Valentine Trust. Contractor: Donna Dalton.
- i) Aug. 8, 2002. Permit 02-133: Class A tar and cap sheet roof. Owner: Donald Valentine.
- j) June 3, 2005. Permit 05-141: Class A wood shingle roof. Owner: Don and Rachel Valentine.
- k) May 29, 2013. Permit 13-97: Replace skylights with new skylights. Owner: Las Olas Associates.

11. Current Photographs of Residence: Refer to Mr. Kent Seavey's Phase I Historic Report (enclosed).

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October 10, 2019

Los Olas Associates
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Dear Owners:

Thank you for the opportunity to prepare a Phase I Historic Review for your residential property, located on Carmelo 5NW of Ocean (APN# 010-253-005) in Carmel, as required by the California Environmental Quality Act (CEQA) and the City of Carmel by-the-Sea. The residence is not significant.

According to Monterey County Assessor's and Carmel Planning Dept. real estate records, the subject property was constructed in 1925. In 1952 a window on the north side of the east facing facade was replaced with French windows, a side door enclosed and a flat-roofed garage added (CBP#2271). In 1964 the house was remodeled by large additions along the south side and rear elevations, including a deck (CBP# 4841). In 1984 then owner Rachel Valentine did further remodeling and reroofed the residence in wood shakes (CBP# 84-61). In 1995 further roof changes occurred (CBP# 95-115), and in 2002 the garage got a new Class A tar & cap sheet roof. The original owner was Vivian McEwen, wife of Alan McEwen, a former political editor of the San Francisco Call Bulletin. No architect or builder has been identified.

The subject property is a one-and-two-story, wood-framed vernacular cottage, with one story below grade on the west. It is irregular in plan, resting on a concrete foundation. The exterior wall-cladding is a Carmel stone veneer. It appears that all later additions included the Carmel stone exterior wall-cladding. The current intersecting hipped roof, with its sloping thatch-like overhang eaves was a product of the 1968 Valentine reroofing. Fenestration is irregular with single and paired casement type wood windows as well as multi-paned wood French doors, front and back.

The subject property is sited on a steep, westward slope back from and slightly below the west side of Carmelo almost completely screened from the roadway by an ivy covered fence behind a row of mature ornamental street trees. The residence is located in a wooded, residential neighborhood of homes of varying ages, sizes and styles.

Character-defining features include its irregular plan; Carmel stone exterior wall-cladding; shaped overhanging wood shake eaves (1968 ?) multi-paned wood windows and informal street-side landscaping (see photos provided).

The California Environmental Quality Act (CEQA), PRC Sec.21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for that significance is addressed in PRC Sec. 5024.1 (a). It asks, did any event important to the region, state or nation occur on the property. Did anyone important to the region, state or nation occupy the property during the productive period of their lives. Does the building represent an important architectural type, period or method of construction, or is it a good example of the work of a noted architect or master builder. The criteria also asks. if the property is likely to yield information significant to the understanding of the areas history.

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Carmel Historic Resource Inventory. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Integrity is measured by the application of seven aspects, defined by the National Register Criteria for Evaluation. They include: Location, the place where the historic property was constructed, or an historic event occurred; Design, the combination of elements that create the form, plan, space, structure, and style of a building; Setting, the physical environment of the historic property; Materials, the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property;

Workmanship, the physical evidence of the crafts of a particular culture or people during any given period in history; Feeling & Association are subjective elements that assess a resources ability to evoke a sense of time and place.

The subject property is not included in the California Office of Historic Preservation-maintained “Historic Data File for Monterey County” (updated May, 2019). It is not listed in the California Register, or the National Register of Historic Places, nor is it listed on any Carmel Historic Resources Inventory.

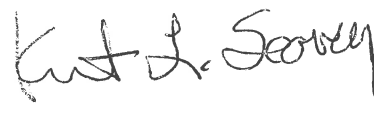
The vernacular cottage reflects an interest in the 1920s fairytale cottage form popular at the time, and use of local building materials. It is not clear however, that the roof form, especially at the eave-line, is not a product of the 1984 Valentine reroofing, trying to add an earlier aesthetic to the cottage. Another concern is the continued use of Carmel stone for the 1968 and 1984 additions that fail to show any differentiation between the old and the new, as called for in *The Secretary of the Interiors Standards for the Treatment of Historic properties*.

Regarding the necessary seven aspects of integrity, the residence retains its original location and setting. The main changes appear on the south side and west (rear) elevations, as well as the 1984 roof treatment. It is clear that there have been changes to the building envelope over time, which have modified its original design and, possibly workmanship as constructed in 1925, its period of significance. The record is mute on the original architect or builder.

The altered building is meant to be an example of a vernacular Carmel cottage of the 1920s, but is not clearly a product of that time. Based on its building record it may not be an accurate expression of what would be its period of significance, 1925. For these reasons it was not included in the 2001-2003 Historic Resource Inventory of Carmel.

No event of significance to the nation, state or region, nor any significant individuals during the productive period of their lives, have been identified with the existing property. Lacking both physical integrity and historic significance, the subject property does not meet the necessary criterion for listing in the National or California Registers of Historical Resources. Nor does it meet the criterion established by the City of Carmel by-the-Sea to qualify for inclusion in the Carmel Historic Resources Inventory, and therefore cannot be considered a historic resource as defined by CEQA.

Respectfully Submitted,



Carmelo 5NW of Ocean Avenue-Carmel



Photo #1. Looking west at the east facing landscape setting on the west side of Carmelo, Kent Seavey, September, 2019.



Photo #2. Looking NW at the east facing facade. Note 1952 window to French door alteration to right, Kent Seavey, September, 2019.