



CARMEL-BY-THE-SEA
PRELIMINARY DETERMINATION
OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On April 19, 2024, 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.

APN: 010-331-036

Current Owner: Hollingsworth

Block: 104

Lot: 18 & 19

Street Location: SEC Flanders & Crespi

Date Constructed: 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 determination is based on the evaluation dated April 5, 2024, prepared by Meg Clovis, and attached to this Preliminary Determination.

This preliminary determination will be circulated for a 10 calendar day public review period beginning on April 19, 2024, and ending at 5:00 p.m. on Monday, April 29, 2024. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of five (5) years.

Evan Kort, Associate Planner

HE24-004 (Hollingsworth) Historic Evaluation

Date: 4/5/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-331-036

Current Owner: Jim Hollingsworth

POB 6517

Carmel, CA. 93921

Block/Lot: Block 104; Por. Lots 18 & 19

Street Location: SE Corner of Flanders & Crespi Way

Lot size: 6318 sq. ft.

Date of Construction: November 1951

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?** Yes
5. **Is the property identified on the Sanborn Maps?** No
6. **Date of original building permit:** March 3, 1951 (BP# 2140)
7. **Original and subsequent ownership:**
 - a) Marion Brown & Myrtle Jean Williamson
 - b) E. A. Doyle
 - c) Wanda & Donald Fitzgerald
 - d) Frances K. WalkerNone of the previous owners are listed in Carmel's Historic Context Statement.
8. **Information on the original designer/builder:**

Jean Williamson, the first owner, was the designer/builder of the house.
9. **Alterations and changes to the residence/property:**
 - a) BP# 2192 (6/18/1951): Addition of 100 sq. ft. study and carport
 - b) BP# 72-204 (11/16/1972): Addition of 287 sq. ft. bedroom and bath over the carport with exterior stairs.
 - c) BP# 06-134 (7/27/2006): Reroof
 - d) BP# 170121 (5/31/2017): Kitchen remodel

10. Conclusions:

The 1951 building permit indicates that the “Crespi Cottage studio” was incorporated into the 1951 house, however there is no indication on the plans where the studio was, what it looked like, or how it was incorporated. Shortly after the house was completed, a carport and 100 square foot study were added to the west and south elevations respectively. The subject property is a post-adobe Ranch style house; however it now lacks the carport which was often associated with the style, per Hugh Comstock’s manual on post-adobe design (published in 1948). It is not associated with events or the lives of important people in the past. Post Adobe buildings are recognized in Carmel’s Historic Context Statement but due to alterations, i.e., the addition of the study on the south elevation, and then the subsequent construction of a second floor over the carport, it is no longer a good representative of the type. The subject property was not designed or built by an important creative individual. An intensive survey is not recommended.

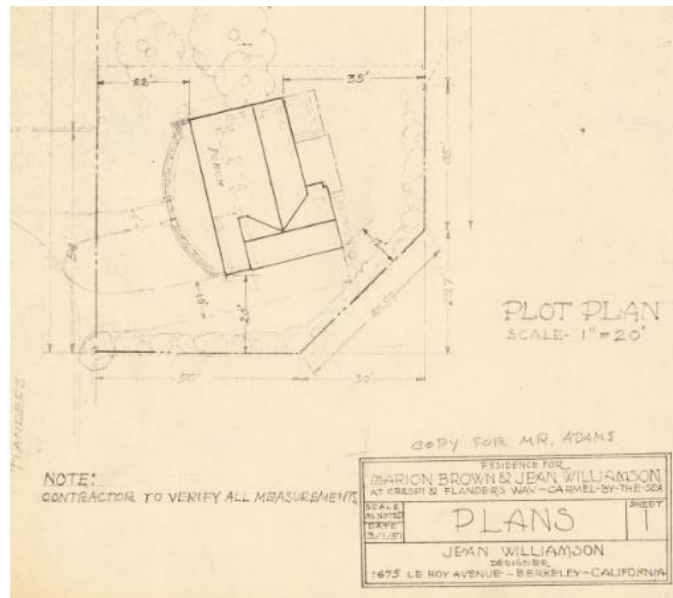
11. Current Photographs of Building:



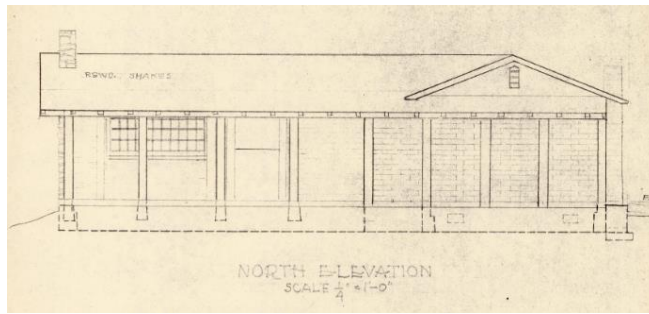
View of 1972 addition over the carport and exterior stairs.



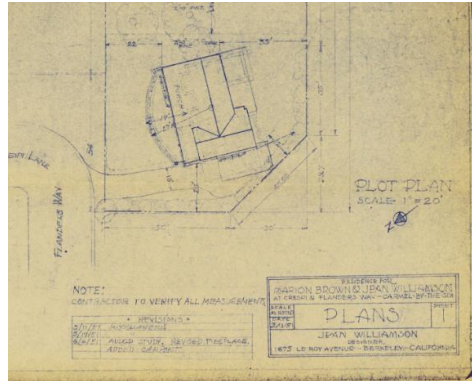
View of house from Crespi Way.



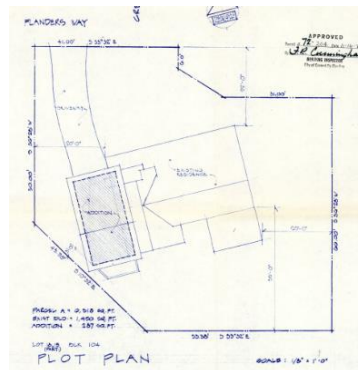
Partial site plan from original plans (March 1951) prepared for Marion Brown and Jean Williamson. Original home footprint.



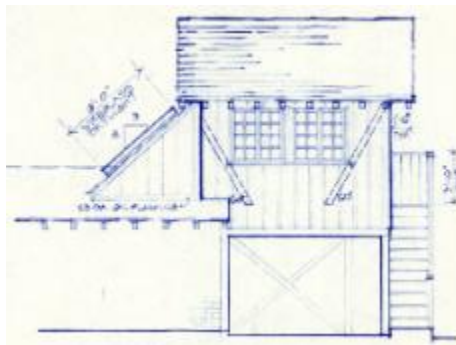
Original North (front) elevation. (March 1951)



June 1951 Revision. Added Rear Study; Added Carport



Site Plan (Nov. 1972) 2nd floor Carport Addition.



North (front) Elevation 1972 Carport addition.



Areal view of site (April 2022).