



# CARMEL-BY-THE-SEA

## PRELIMINARY DETERMINATION OF INELIGIBILITY

### For the Carmel Historic Resources Inventory

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On June 3, 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: 010-231-006

Current Owner: Diana Wahler and Deanna Dickman

Block: KK, Lot: 15 Street Location: Palou, 4 NW of North Casanova

Lot size: 4,000 square feet

Original Date of Construction: 1940

The basis for this determination is:

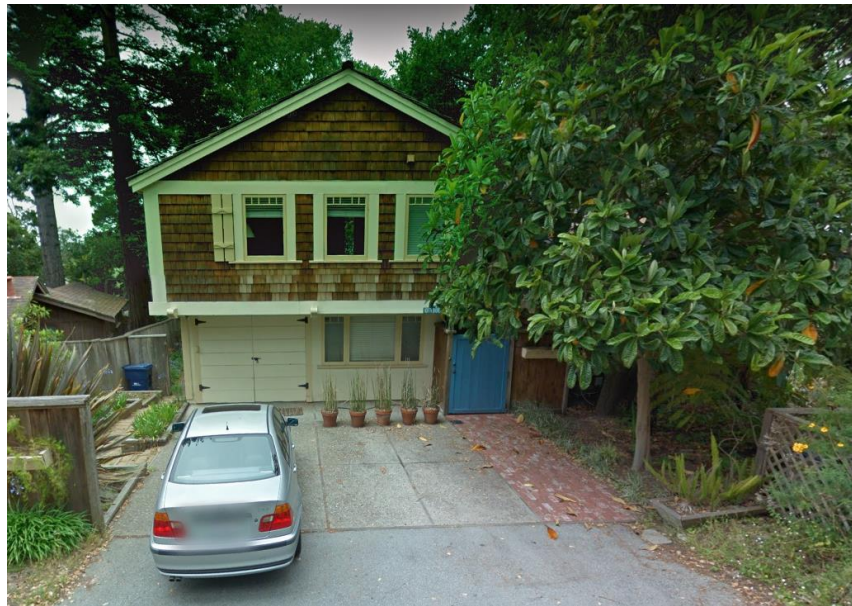
- The property lacks sufficient age to be considered historic.
- ✓ The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- ✓ The property does not relate to historic themes or property types established 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 Wednesday, June 3, 2020, and ending at 5:00 P.M. on Monday, June 15, 2020 (when an appeal period terminates on a weekend, the appeal period is extended to 5:00 pm the next working day). 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

## Current Photographs of the Residence



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June 2, 2020

Catherine Tarone, Assistant Planner  
City of Carmel-by-the-Sea  
PO Box CC  
Carmel, CA 93921

Re: Historic Assessment for Palou Ave. 4 NW of North Casanova St., Carmel-by-the-Sea, CA  
APN. 010-231-006-000; HE 20-056 (Dickman-Wahler)

Dear Ms. Tarone:

This letter states the findings of historic significance, based on our research and conditions assessment of the property located at Palou Avenue, 4 NW of North Casanova Street, Carmel-by-the-Sea, California. Located on Block KK, Lot 15, the property contains a single-family house.

The subject property contains a modified, two-story house (circa-1940), constructed in the Carmel Cottage style. The house features a gable roof framed with wide fasciae over a garage, grouped windows in the upper-floor gable end, a right side-elevation entrance, a lower-floor converted apartment, replaced windows and replaced wood-shingle wall cladding (**Figures 1 and 2**).



**Figures 1 and 2.** Left image shows the front (east) elevation facing the street. Right image details the front elevation showing the right-hand garage converted to an apartment, the stairway leading to the upper-floor entrance, the replaced upper-floor windows and the wood-shingle wall cladding.

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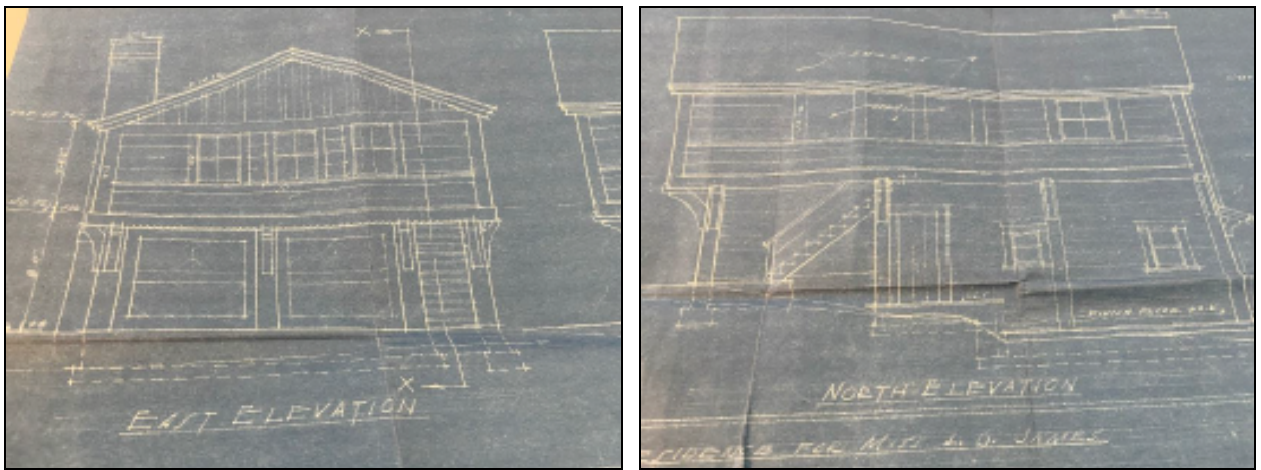


Original windows and doors have been replaced two remodeling campaigns. By 1979, the right-hand garage was converted to an apartment and the open right side porch structure infilled with glass. On the rear elevation second story doors to the rear deck have been replaced (**Figures 3 - 5**).



**Figures 3 - 5.** Left image details the right side entrance, showing infill of the upper-floor windows. Center image shows the rear elevation, with painted southwest corner chimney and replaced second floor doors. Right image shows the left side elevation looking toward the street.

The project file includes blueprints of the original plans, with images of the front and right side elevations appearing below (**Figures 6 and 7**).



**Figures 6 and 7.** Left image shows the original drawing's front elevation. The original house had two garages. Original wall cladding was a gable end finished with board-and-batten wood siding and sawtooth roof fasciae; a sawtooth board over the lower-level garages and the side-elevation upper level finished with shiplit wood siding.

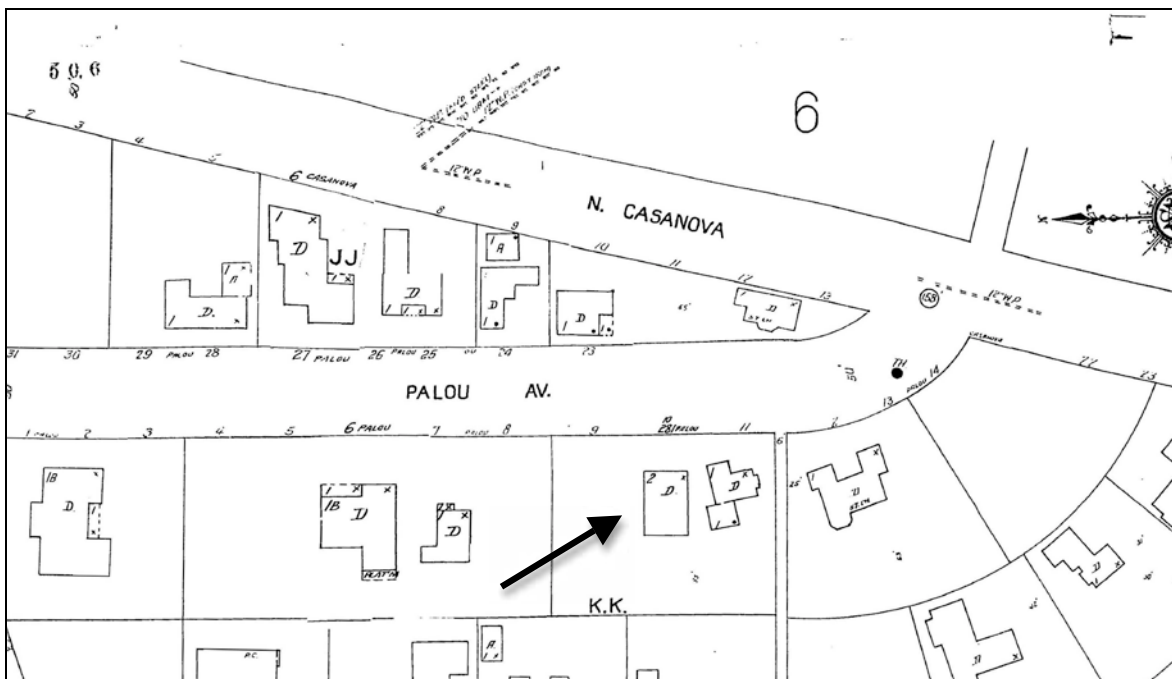
## Building Chronology

The following lists the permits available for the property:

- Permit #743, 1940. Construct house for Miss Laura B. James. Architect listed: Lennart Palme. Builder listed: Sam Miller.
- Permit #1397, 1940. Install foundation.
- No Permit or Date: Convert right-hand garage into apartment.
- Permit #79-6, 1979. Replace double-hung, wood-sash windows with aluminum sliders; install entryway from lower-level garage to apartment; replace upper floor rear sliding-glass doors to rear deck.
- Permit #BP 00-184, 2000. Replace 1979-installed aluminum windows with wood-sash windows with multi-pane toplight. Install wood-shingle wall cladding.

## Property History

The property appears on the 1930 (updated 1962) Sanborn map (**Figure 8**).



**Figure 8.** Cropped image of the 1930 (updated 1962) Sanborn map, showing the subject property with an arrow.

The subject property was constructed for Laura B. James and was designed by Lennart Palme. The builder was Sam Miller. None of these names appears in the *Carmel Historic Context Statement*. Research performed by PAST and assisted by Katie O’Connell, Carmel Local History Librarian did not reveal any pertinent information concerning Laura B. James. She does not appear in any Carmel City Directories from the time period and on-line genealogy profiles did not reveal any biographical information related to Laura B. James relevant to the history of Carmel.

The original plans in the Carmel Planning Department files list Lennart Palme as the project architect. Lennart Palme (1881 – 1971) was born in Stockholm, Sweden and trained as a civil engineer. Palme worked both as an architect and civil engineer in Stockholm, Sweden and Helsinfos, Finland, designing commercial and residential buildings. He relocated to the United States in 1923 and worked extensively in New York and, later, in California (beginning in 1937) where he is best known as the architect of Vikingsholm (1929), the elaborate, National Register-listed castle designed for Lora Josephine Knight and located on Fannette Island in the Emerald Bay of Lake Tahoe. A grand mansion of enormous scope, the building features an extensive use of hand-hewn timberwork and historic joinery practices (Handy, Amy. *American Castles*, 1998). Locally, Lennart Palme designed the Tok-i-tok Resort Lodge (1939) on Esalen’s campus near Big Sur. Palme was also the designer of one of the earliest flat-roofed modern homes for Marie Weber in Carmel (Kent L. Seavey, *Tok-i-tok Resort Lodge DPR 523 a & b*). Lennart Palme also designed the house located at Casanova Street 5 SE of 13<sup>th</sup> Avenue, which is listed on the Carmel Historic Resources Inventory.

## **Regulatory Framework: National Register, California Register and City of Carmel-by-the-Sea Historic Significance**

### **National Register of Historic Places (National Register)**

The National Historic Preservation Act of 1966 authorized the Secretary of the Interior to create the National Register of Historic Places. Districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture are eligible for listing if they meet at least one of four criteria.<sup>1</sup> Eligible resources are those

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Eligible resources must also retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey the relevant historic significance.<sup>2</sup> The seven aspects of integrity are described in a separate section below.

### **California Register of Historical Resources (California Register)**

A resource is eligible for listing in the California Register of Historical Resources if it:

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<sup>1</sup> 16 U.S.C. 470, *et seq.*, as amended. 36 C.F.R. § 60.1(a).

<sup>2</sup> 36 C.F.R. § 60.4.

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.<sup>3</sup>

The California Code of Regulations notes that integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic resources and convey the reasons for their significance.

The same seven aspects of integrity are considered when evaluating resources for listing on the National Register and California Register: location, design, setting, materials, workmanship, feeling, and association. Alterations over time may themselves be significant.

### **Historic Integrity**

*National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* defines **historic integrity** as "the ability of a property to convey its significance." Historic properties either retain their integrity or they do not. To retain integrity, a resource should retain most of the seven aspects of integrity:

1. **Location:** the place where the historic property was constructed or the place where the historic event occurred.
2. **Design:** the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting:** the physical environment of a historic property.
4. **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling:** a property's expression of the aesthetic or historic sense of a particular period of time.
7. **Association:** the direct link between an important historic event or person and a historic property.

*National Register Bulletin 15* notes that evaluating historic integrity may be a subjective analysis, but is always based on understanding the property's physical features and how they relate to the property's historic significance. After establishing the property's historic significance, the evaluator assesses integrity using *National Register Bulletin 15's* four-step approach:

1. Define the essential physical features that must be present for a property to represent its significance.

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<sup>3</sup> California Public Resources Code § 5024.1(c).

2. Determine whether the essential physical features are visible enough to convey their significance.
3. Determine whether the property needs to be compared with similar properties. And,
4. Determine, based on the significance and essential physical features, which aspects of integrity are particularly vital to the property being nominated and if they are present.

*National Register Bulletin 15* emphasizes that “ultimately, the question of integrity is answered by whether or not the property retains the identity for which it is significant.”<sup>4</sup>

### **Carmel-by-the-Sea Historic Significance**

The City of Carmel-by-the-Sea’s historic preservation ordinance is contained in the Municipal Code, *Chapter 17.32 – Historic Preservation*. The criteria for eligibility for listing on the City’s Historic Resources Inventory (HRI) are:

- A. Should be representative of at least one theme included in the Historic Context Statement.
- B. Shall retain substantial integrity according to the Federal definition and evaluation methodology for historic integrity as detailed in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.
- C. Should be a minimum of 50 years of age and shall meet at least one of the four criteria for listing on the California Register at a national or statewide level of significance (primary resource) or at a regional or local level of significance (local resource) per CEQA Guidelines Section 15064.5(a)(3).
- D. To qualify for the Carmel Inventory, an historic resource eligible under California Register Criterion No. 3 (subsection (C)(3) of this section) only, should:
  1. Have been designed and/or constructed by an architect, designer/builder or contractor whose work has contributed to the unique sense of time and place recognized as significant in the Historic Context Statement; or
  2. Have been designed and/or constructed by a previously unknown architect, designer/builder or contractor if there is substantial, factual evidence that the architect, designer/builder or contractor contributed to one or more of the historic contexts of the City to an extent consistent with other architects, designer/builders or contractors identified within the Historic Context Statement; or
  3. Be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement; or
  4. Display a rare style or type for which special consideration should be given. Properties that display particularly rare architectural styles and vernacular/utilitarian types shall be given special consideration due to their particularly unusual qualities. Such rare examples, which contribute to diversity in the community, need not have been designed by known architects, designer/builders or contractors. Rather, rare styles and types that contribute to Carmel’s unique sense of time and place shall be deemed significant.

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<sup>4</sup> U.S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, U.S. Department of the Interior, 1997).



## Evaluation of Historic Significance

### National and California Register Significance

The National (NR) and California (CR) registers have the same four-part criteria. The criteria break down into Association with a *significant event* (NR - A; CR – 1); Association with a *significant person* (NR - B; CR – 2); Association with *architectural design and/or construction method* (NR - C; CR – 3); and *Information potential* (NR - D; CR – 4).

The subject property did not develop as the result of a significant event (NR-A; CR-1). The subject property was constructed by a local contractor as an infill lot along Palou Avenue in the northern part of the City limits. This area developed relatively later than other areas of Carmel and contains a variety of buildings constructed in the 1930s – 1960s. The subject property likely was developed as a rental property as the original owner is not listed as living in Carmel-by-the-Sea.

The subject property is not associated with a significant person (NR - B; CR – 2). The property was constructed for Laura B. James who does not appear to have lived in Carmel according to the research performed for this report. It is likely that she hired Lennart Palme, a national architect of some repute by 1940, to design a second or rental home on the subject property. Builder Sam Miller was a local Carmel builder during the 1930s-1950s, is not listed in the *Carmel Historic Context Statement*, and does not appear to be a significant builder in Carmel. The property is not eligible under this Criterion.

The subject property is not considered an outstanding example of Lennart Palme’s intricate woodsy designs, because of the numerous modifications that have removed historic integrity from the original design. Alterations include the removal of original wood wall cladding – a key element of Palme’s designs – and replacement with wood shingles, the removal of all original windows, the conversion of an original garage to living space and the installation of enlarged window and door openings at various locations. Because of the alterations, the present house no longer retains the character-defining features of Lennart Palme’s designs and is not eligible under this Criterion (NR - C; CR – 3).

Given the disturbed nature of the site and development of the area, the subject property does not appear to qualify under the fourth criterion, archaeological/informational potential (NR - D; CR – 4). An archaeological study is out of the scope of work for this report and would be addressed by the City of Carmel, if deemed necessary.

### Historic Integrity Analysis

The following lists the seven aspects of historic integrity with a response in italics:

1. **Location.** The house is in its original location and maintains integrity of location.
2. **Design.** The garage conversion, removal of original wall cladding and modifications to the original fenestration have substantially compromised the house’s integrity of design.
3. **Setting.** The house retains integrity of setting among the residential buildings on Palou Avenue in Carmel.

4. **Materials.** The garage conversion, window replacements and modification of original wood historic details and cladding have substantially compromised the integrity of materials.
5. **Workmanship.** The modifications listed above have removed the integrity of workmanship from the Palme-designed building, which originally featured textured wood wall cladding in the gable end, the roof fasciae and a variation in the wall cladding through the use of shiplap wood siding for the side walls.
6. **Feeling.** The house no longer retains integrity of feeling as a woodsy Lennart Palme design, due to the alterations.
7. **Association.** Since the house has no historical associations, integrity of association does not apply in this case.

### **Carmel-by-the-Sea Historic Significance**

The subject building does not qualify for the Carmel-by-the-Sea Historic Resources Inventory (HRI) under the theme *Architectural Development in Carmel (1888-1965)* because of the alterations that have substantially impacted historic integrity. The subject property is not eligible for the Carmel-By-the-Sea HRI.

### **Conclusions**

In conclusion, the property located at Palou Avenue 4 NW of North Casanova Street does not qualify as an individual historic resource under National- or State of California-register criteria; nor does it qualify for inclusion on the Carmel-by-the-Sea Historic Resources Inventory. A Determination of Ineligibility is recommended for the subject property.

Please contact me if you have any questions about this evaluation.

Sincerely,



Seth A. Bergstein, Principal