



# CARMEL-BY-THE-SEA

## PRELIMINARY DETERMINATION OF INELIGIBILITY

### For the Carmel Historic Resources Inventory

---

On January 7, 2021, 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: 010-121-014  
Current Owner: Ronald Banducci  
Block: 11, Lots: South half of 10 and north half of 12  
Street Location: San Carlos Street, 4 SE of 1<sup>st</sup> Avenue  
Lot size: 4,000 square feet  
Original Date of Construction: 1969

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, January 7, 2021, and ending at 5:00 P.M. on Monday, January 18, 2021. 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*

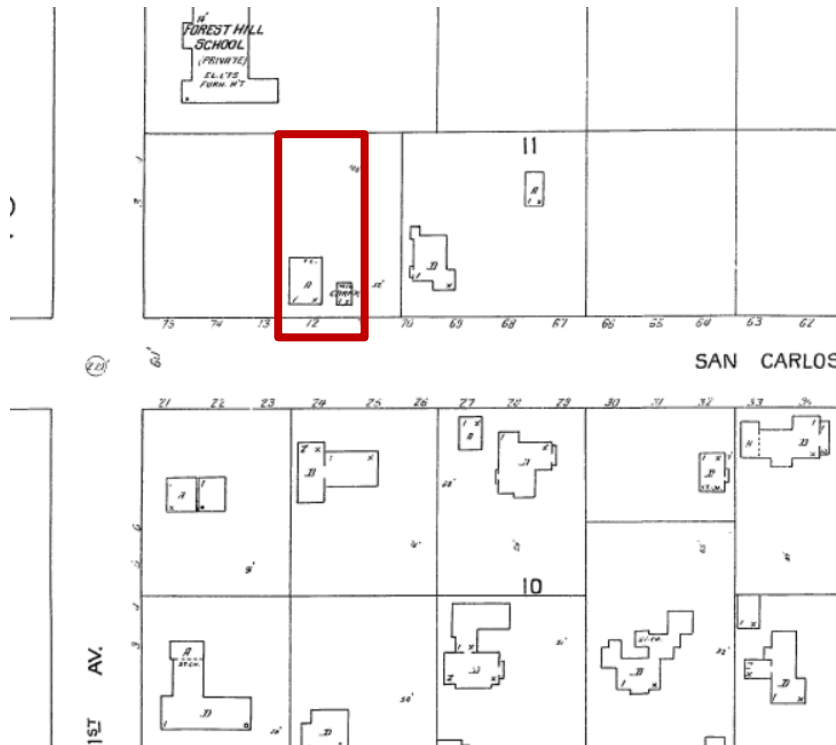
Catherine Tarone, Assistant Planner

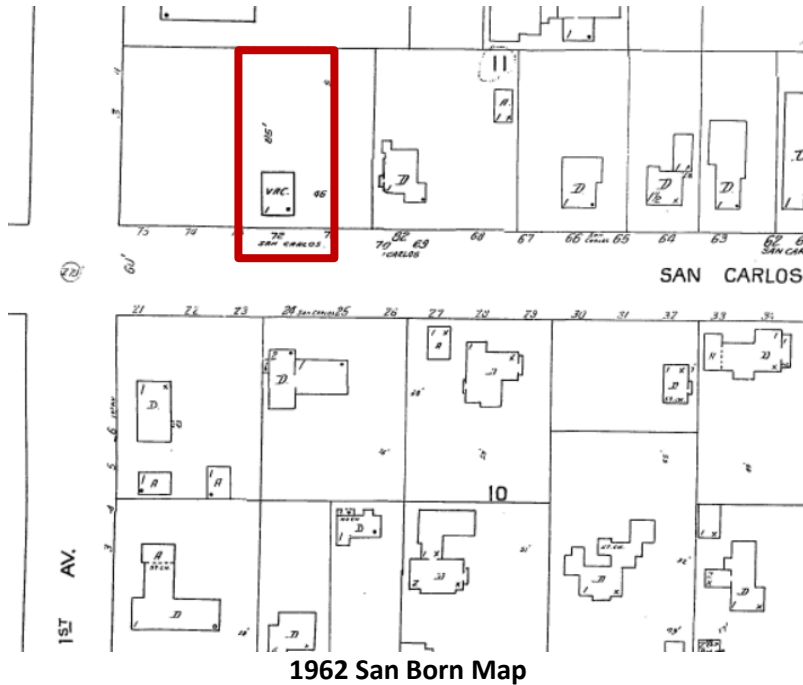
HE 20-384 (Banducci) Staff Historic Evaluation

Date: January 7, 2021  
APN: 010-121-014  
Block: 11, Lot: South half of 10 and north half of 12  
Lot Size: 4,000 square feet  
Assessor: Year Built: 1970 (according to the Monterey County Assessor)  
Living Area: 1,399 square feet (according to Monterey County Assessor)

1. **Location:** San Carlos Street, 4 SE of 1<sup>st</sup> Avenue
2. **Is it on the Inventory?** No
3. **Has it been reviewed previously?** No
4. **Land Use & Community Character Element, Subdivision Chronology Map: 1908**
5. **Sanborn Maps:**

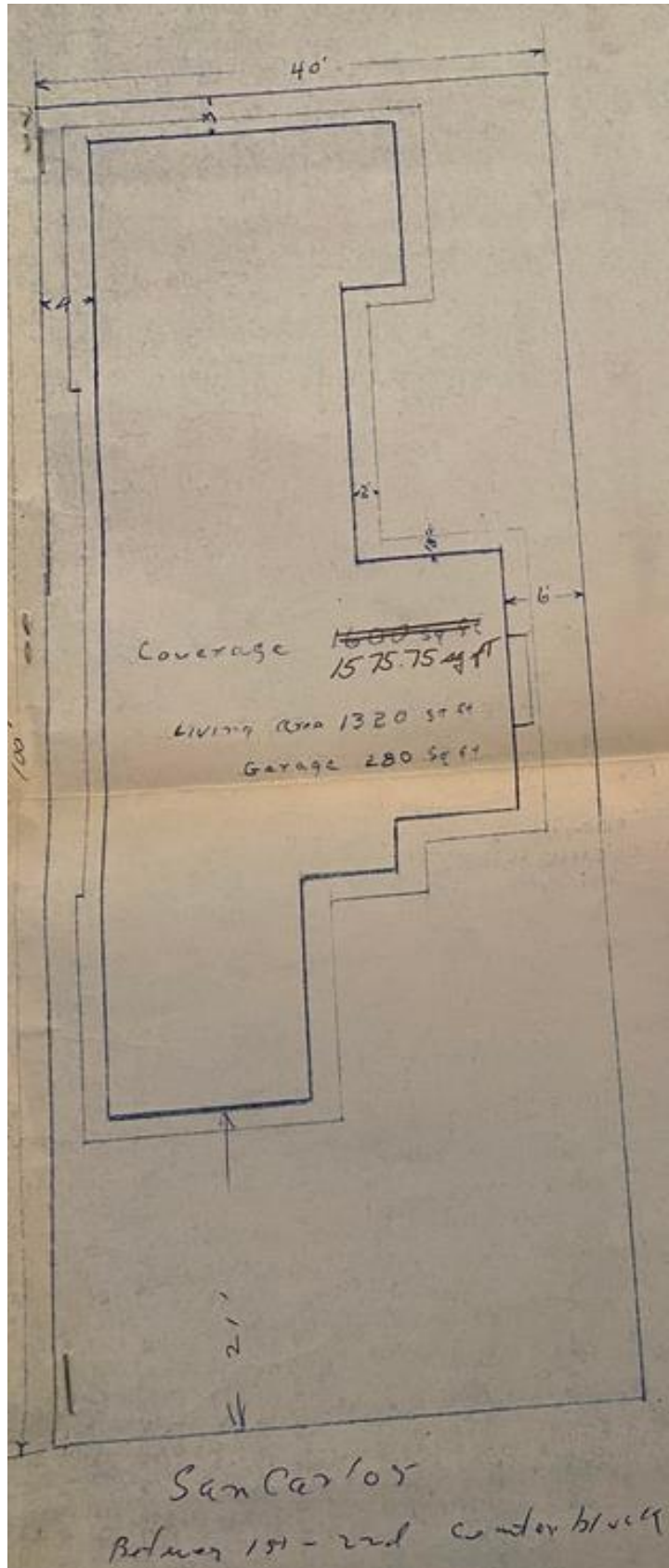
1930 San Born Map



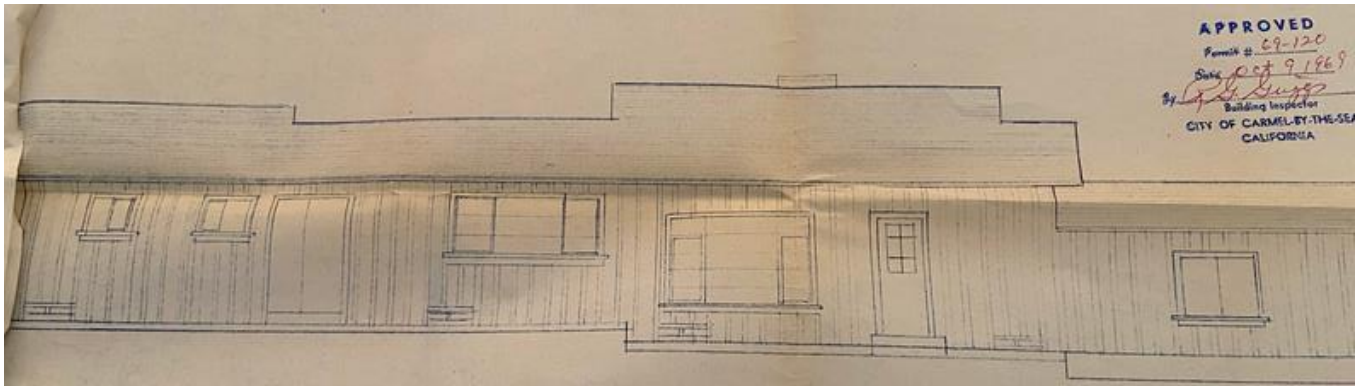
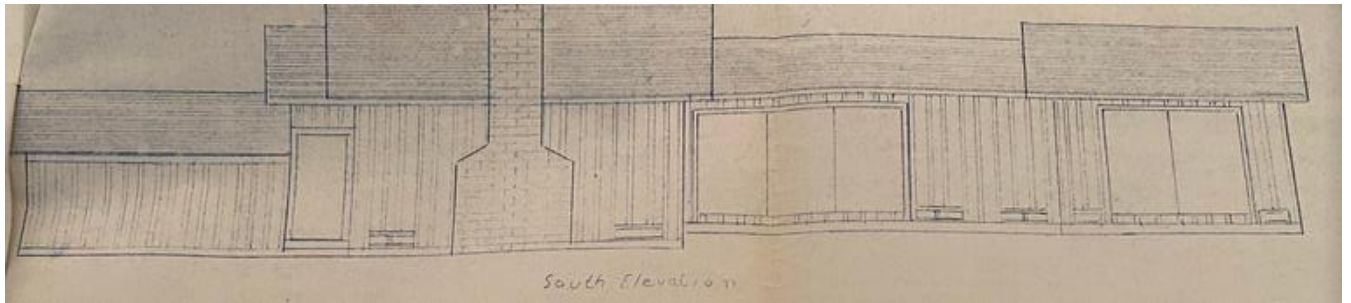


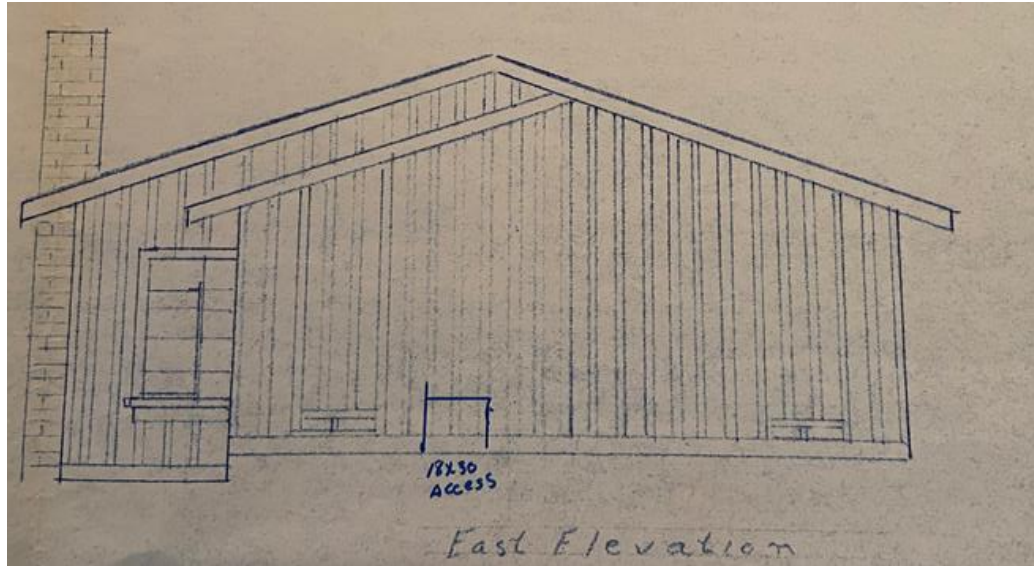
6. **Demolition permit for the original garage on the lot:** September 4, 1969  
Description of Work: Demolish existing garage new SFR with garage to be built.
7. **Date of construction:** October 9, 1969
8. **Original building permit:** BP 69-120  
New 1600 SF residence.
9. **Info on designer/builder:** Gardner Schetter—Not listed in the Carmel Historic Context Statement.
10. **Original Owner of Residence:** Marion M. Dawson—Not listed in the Carmel Historic Context Statement.
11. **Photographs of the Original 1969 Building Plans:**

HE 20-384 (Banducci)  
Staff Historic Evaluation  
January 7, 2021



HE 20-384 (Banducci)  
Staff Historic Evaluation  
January 7, 2021





**12. Current Photographs of Residence:**



HE 20-384 (Banducci)  
Staff Historic Evaluation  
January 7, 2021



HE 20-384 (Banducci)  
Staff Historic Evaluation  
January 7, 2021





### **13. Alterations and changes:**

- 2011 Re-Roof  
Building Permit: BP 11-43  
Contractor: Noble Pride Roofing  
Owner: Ronald Banducci—Not Listed in the Historic Context Statement  
Scope: Tear off existing composition shingle roof and replace with 30 year composition shingle.

**Findings:** Staff is issuing a Determination of Ineligibility for the City's Historic Inventory for this residence as it does not appear to exemplify any particular architectural style. This residence has several offset front-gabled roofs and true divided light metal windows and some sliding casement windows without divided lights. While this residence is single story and has board-and-batten siding, it does not appear to be constructed in the Carmel Vernacular style (described in the Carmel Historic Context Statement section 5.4), as it lacks a front porch, Dutch doors, has a gable rather than a hipped roof, and does not have windows with decorative patterns of muntins in the upper sash. Additionally, this residence was constructed in 1969, while the period of significance for Carmel Vernacular residences is the early 1900s.

Nor does this residence appear to be an ideal example of the Craftsman style. While it does have open exposed rafters and a wide fascia board at the gables, it does not have tripartite windows with a fixed middle pane and operable side windows. It also does not have decorative corbels, projecting windows, a wide eave overhang, a prominent front entry porch supported by columns, a prominent chimney on the front, or decorative dormers.

While this residence was constructed in 1969 during the Ranch architectural style's period of significance (1935 to 1975), it lacks ranch style detailing such as iron or wooden porch supports, ribbon windows and decorative shutters and outdoor living areas to the rear of the house.

While no alterations have been made to this residence, it was not constructed or owned by any individual listed in the Carmel Historic Context Statement. Nor does it appear to be an example of an architectural style listed in the Historic Context Statement. For these reasons, staff finds that the residence is not eligible for listing in the City's Inventory of Historic Resources and is issuing a Determination of Ineligibility for the Carmel Historic Inventory.