



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On March 17, 2022, the Department of Community Planning & 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: 00-176-035
Current Owner: Lawrence A. & Ashley Clark TRS
Block/Lot: 146 / 29
Street Location: NWC Monte Verde & Santa Lucia
Lot size: 4,055 square feet
Date of Construction: 1941

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 is based on the Phase One Evaluation dated March 15, 2022, prepared by Margaret Clovis and attached to this Preliminary Determination.

This preliminary determination will be circulated for a 10 calendar day public review period beginning on March 18, 2022, and ending at 5:00 P.M. on March 28, 2022. 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
Principal Planner

HE 22-031 (CLARK) Historic Evaluation

Date: 3/15/22

Prepared by: Meg Clovis

Assessor's Parcel Number: 010 176 035

Current Owner:

Clark, Lawrence A. & Ashley TRS

795 E. Rialto

Fresno, CA 93704

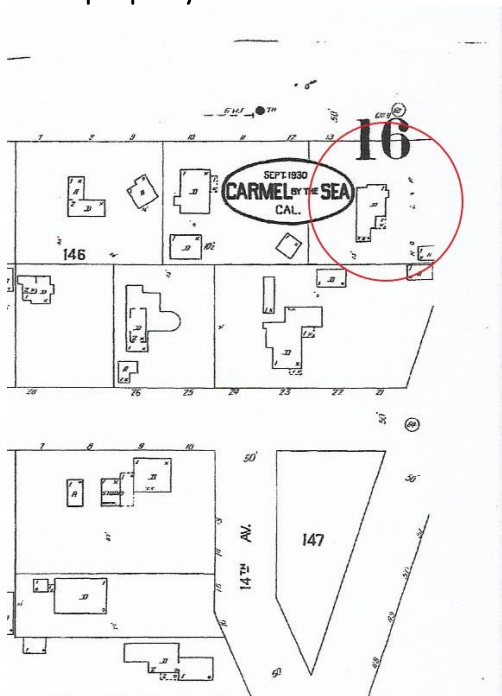
Block/Lot: Block 146, Lot 29

Street Location: NW corner Monte Verde & Santa Lucia

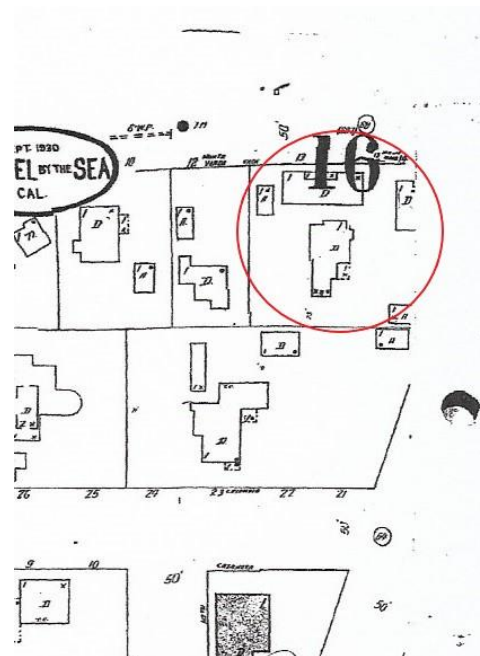
Lot size: 4055 square feet

Date of Construction: 1941 (BP#88)

1. Land Use & Community Character Element, Subdivision Chronology Map: 1908
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? Yes



1930



1962

6. Date of original building permit: 7/1/1941

7. Original and subsequent ownership:

a) Margery Lynch

Margery Lynch bought the property in 1912. She built a house on the property and in 1936 added a M.J. Murphy designed cottage. In 1941 she built the house in question. Ms. Lynch lived in San Francisco and used the 1941 house as a vacation property and rented out the other homes.

b) Joseph & Betty Chaffers

None of the previous owners are included in the Historic Context Statement.

8. Information on the original designer/builder:

The house was designed by Robert Roscoe Jones (1911 - 1989). Jones studied architecture at UC Berkeley and graduated in 1932. He joined Robert Stanton's firm in Carmel in 1938 and one year later opened his own firm in Carmel. Jones was a member of the Monterey County Planning Commission (1945) and Director of the Monterey Bay Chapter of the AIA (1954). Jones is best known for his Modernist architecture. He received international recognition for his design of the Carmel Valley Inn and additions to Casa Munras in Monterey. His design for the Monterey Airport Administration building was considered a Modernist icon for the era and won a major design award from the Smithsonian Institute. Robert R. Jones is included in the Carmel Historic Context Statement as a notable Modernist, post-war architect. Some of the buildings he designed that are located in Carmel include the Carmel Police Department, All Saints Episcopal Church, the Carmel Youth Center, a commercial building on Sixth Avenue near Lincoln, and the Otrich Building.

Miles Bain was the contractor who built the Lynch house. He is listed in the Carmel Historic Context Statement and was active in town as a pre and post war designer/builder. He is best known as the contractor for Frank Lloyd Wright's Walker House and for Nathaniel Owings' house, Wild Bird.

9. Alterations and changes to the residence/property:

a) BP# 78-34 (3/3/1978): Garage demo

b) BP# 78-204 (11/16/1978): Addition to the north and west elevations to include a master bedroom, two-car garage, bedroom, and utility room (lower level)

c) BP# 95-163 (10/9/1995): Reroof

10. Current Photographs of Residence (see next page):



Front Elevation



East Elevation



West Elevation Addition