



CARMEL-BY-THE-SEA
PRELIMINARY DETERMINATION
OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On June 27, 2022, 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: 010-027-002

Current Owner: Nicolson

Block: 15

Lot: 3

Street Location: Santa Rita 2 SW 1st

Date Constructed: 1934

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 June 14, 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 June 27, 2022, and ending at 5:00 p.m. on Thursday, July 7, 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 five (5) years.

Evan Kort, Associate Planner

HE 22-107 (Nicolson) Historic Evaluation

Date: 6/14/2022

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-027-002

Current Owner: Melanie & Alexander Nicolson

224 Seville Way

San Mateo, CA 94402

Block/Lot: Block 15, Lot 3

Street Location: Santa Rita 2 SW of 1rst

Lot size: 4000 sq. ft.

Date of Construction: 1934 (Assessor)

1. **Land Use & Community Character Element, Subdivision Chronology Map:** 1888
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?** No
5. **Is the property identified on the Sanborn Maps?** No
6. **Date of original building permit:** No original building permit in file
7. **Original and subsequent ownership:**
 - a) Raphael Torres
 - b) Robert D. Hall
 - c) Carl Outzen
 - d) Virgil & Grace Oates
 - e) Gerry & Renee Traynor
 - f) Thomas & Marguerite O'Neill
 - g) Albert O. Schakat
 - h) Paul & Sigrid Skvorc

None of the previous owners are listed in Carmel's Historic Context Statement.
8. **Information on the original designer/builder:** None
9. **Alterations and changes to the residence/property:**
 - a) BP# 323 (10/27/1937): 257 sq. ft. addition to board & batten cottage
 - b) BP# 3493 (2/24/1960): Add fireplace
 - c) BP# 77-33 (3/3/1977): 325 sq. ft. addition (laundry room and family room)
 - d) BP# 78-195 (11/6/1978): Install brick veneer on front of residence
 - e) BP# 79-47 (3/19/1979): Add 105 sq. ft. deck

- f) BP# 79-105 (7/6/1979): Install false roof
- g) BP# 80-97 (6/24/1980): Elevate roof over covered walkway, front elevation
- h) BP# 81-77 (4/20/1981): Demolish fireplace on south wall & reconstruct on west wall
- i) BP# 94-2 (1/5/1994): Add deck
- j) BP# 03-201 (10/3/2003): Reroof (tile over original shake)
- k) BP# 11-212 (10/25/2011): Interior remodel (bathrooms & kitchen)

10. Conclusions:

The subject residence was constructed in 1934 (based on Assessor records) and there are no original plans or building permit in the building file. None of the former owners are listed in Carmel's Historic Context Statement. There have been significant additions and alterations to the residence resulting in the loss of integrity.

Since the house has lost its integrity through alterations and additions it cannot be considered significant under the theme of Architectural Development. The property is not associated with any individuals significant in Carmel's Historic Context Statement nor did any important event take place at the property. The residence does not meet the eligibility requirements for the City's Historic Inventory.

11. Current Photographs of Residence:



