



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On September 6, 2022, the Department of Community Planning and Building made a preliminary determination that the property identified below does not constitute a historic resource and is, therefore, ineligible for the Carmel Inventory of Historic Resources.

APN: 010-132-011

Current Owner: Michael Ricketts & Pat Sippel

Block: 57

Lot: 10

Street Location: San Carlos St., 3 SE of 5th Ave

Lot size: 8,700

Date of Construction: 1947

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 initial assessment (preliminary review) dated September 6, 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 Wednesday, September 7, 2022 and ending at 5:00 P.M. on Monday, September 19, 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.

Suray R. Mathan
Assistant Planner

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 6

*Resource Name or #: (Assigned by recorder) Ricketts Building

P1. Other Identifier: Ricketts Building

*P2. Location: Not for Publication Unrestricted

*a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary)

*b. USGS 7.5' Quad Monterey Date 2012 T ; R ; 1/4 of 1/4 of Sec ; Mount Diablo B.M.

c. Address San Carlos St., 3 SE of 5th Ave. City Carmel by the Sea Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 010-132-011, Block 57, Lot 10

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

Built in 1947, the Ricketts Building is a two-story concrete masonry structure with a rectangular plan. A false gable fronts the flat roof. A parapet with composition shingles extends below the gable to cover the second-floor porch, which stretches across the length of the façade. The porch railing is composed of simple vertical balusters. Two large, multipaned windows flank a central entrance which opens onto the porch. The parapet was originally clad with Spanish tiles. The front elevation has a central recessed entrance on the ground floor. Two doors, set at angles, are in the recessed area and lead to two separate commercial spaces. Each commercial space has a large, fixed window bordered by decorative panels of molding above and below. Channeled pilasters frame each window. A narrow, open staircase is located at the south end of the building and leads from the sidewalk to the second floor. An alley runs along the building's north elevation. (continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP2, Single family residence

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Front Elevation, 09/2022

*P6. Date Constructed/Age and

Sources: 1947 Historic

Prehistoric Both

Building Permit

*P7. Owner and Address:

Michael Ricketts & Pat Sippel
POB 596

Carmel, CA 93921

*P8. Recorded by: (Name, affiliation, and address)

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93908

*P9. Date Recorded: 09/2022

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or # (Assigned by recorder) Ricketts Building

- B1. Historic Name: Ricketts Building
- B2. Common Name: Ricketts Building
- B3. Original Use: Residence
- B4. Present Use: Residence

*B5. Architectural Style: Vernacular Spanish Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1947 (BP# 1399); 1951 convert 2nd floor into offices (BP# 2202); 1956 remodel storefront (BP# 2876); 1970 remodel storefront (BP#70-151); 1977 rebuild 2nd floor porch BP# 77-43; undated parapet and windows change

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features: None

B9a. Architect: N/A

b. Builder: Gene Ricketts

*B10. Significance: Theme Architectural Development Area Carmel by the Sea

Period of Significance N/A Property Type Building Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

Gene Ricketts (1909-1990) was born in Fowler, California and moved to Carmel when he was 20, intent on becoming a baker. He ended up working at the Carmel Dairy and stayed with that business until he purchased the McDonald Dairy in 1937. He bought lots 8 and 10 in Block 57 in March 1944 and three months later was issued a permit a one-story dairy and milk processing plant. He sold his dairy business (but not the building) in 1947 to the Carmel Dairy. He applied for a permit to build a concrete block two-story building on lot 10 and presumably demolished the dairy structure, although there is no record in the building file. He was the contractor for the new building. As soon as the building was completed, he opened a new business, Ricketts Sporting Goods, which he operated until 1952. Shortly thereafter he joined Wilder and Jones Mechanical Contractors and was employed as a sheet metal worker until his retirement in 1968. He continued to lease space in the Ricketts Building. A variety of businesses have operated on the premises including a radio shop, a plumbing supplies store, a meat market, art and antique shops, and restaurants. Gene was active in the (continued on page 3)

B11. Additional Resource Attributes (List attributes and codes):

*B12. References:

Carmel Context Statement & Historic Preservation Ordinance

Sanborn Maps

Building File, Carmel Planning Dept.

National Register Bulletin 15

Polk's City Directories

U.S. Census & Voter Registration Records

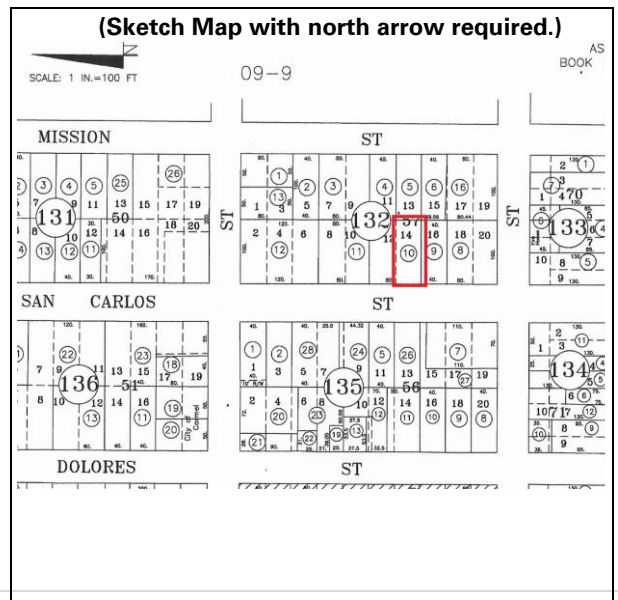
Carmel Pine Cone articles

B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 09/2022

(This space reserved for official comments.)



P3a. Description (continued):

The building has undergone multiple interior and exterior remodels. Following is a list of those alterations which have impacted the front elevation:

- The parapet's Spanish tile was removed sometime after 1978
- The second-floor windows were enlarged, and the door changed sometime after 1978
- Decorative molding was added above and below the ground floor windows
- Channeled pilasters were added to the first floor
- The upstairs deck was rebuilt in 1977. Vertical balusters were applied over the original horizontal railing



Figure 1: View of front elevation looking southeast

B10. Significance (continued)

Community and served on Carmel's Board of Trustees from 1948 to 1952. Gene Ricketts is mentioned in Carmel's Historic Context Statement for his service on the Board of Trustees.

Evaluation for Significance

Historians use *National Register Bulletin 15*¹ as a guide when evaluating a property's significance whether on a local, state, or national level. As a first step, to determine whether or not a property is significant, it must be evaluated within its historic context and the City of Carmel's Historic Context Statement² provides this context. The City of Carmel's Historic Preservation Ordinance (Section 17.32.040) reiterates the role of *National Register Bulletin 15* in the evaluation of historic resources. Adopted eligibility criteria is modeled on the California Register's four criteria with the addition of the City of Carmel's specific qualifications for Criterion Three (Section 17.32.040.D).

¹ *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

² *Historic Context Statement: Carmel-by-the-Sea (updated)*. Adopted by the City Council September 9, 2008.

The Rickett's Building is not eligible under **Criterion One (Event)** as no specific event led to the construction of this building and no important event took place in the building.

For a property to be listed under **Criterion Two (Important Person)** it must be associated with a person who is considered significant within Carmel's historic context. An individual must have made contributions or played a role that can be justified as significant and the contributions of the individual must be compared to others who were active, prosperous, or influential in the same sphere of interest. Gene Ricketts is listed in Carmel's Historic Context Statement because he served on Carmel's Board of Trustees (akin to a City Council) from 1948 to 1952. The Ricketts Building has a commercial function and does not demonstrate this service. Gene Ricketts' own home, on Lincoln Street, would better reflect his accomplishments on the Board of Trustees. The house is not eligible under Criterion Two.



Figure 2: North elevation and alley

A property is eligible under **Criterion Three (Design/Construction)** if it, "embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values." The Ricketts Building is a modest commercial building. When it was constructed, there were some details that aligned the structure with the Spanish Revival style of architecture, namely the second-floor porch and the tiled parapet. The tiles were removed sometime after 1978 and the porch railing was altered. Details were added around the first-floor windows which have Victorian precedents. All in all, these changes have removed any stylistic references the building once had. The building does not embody the distinctive characteristics of a type, period, region, or method of construction and is not eligible under the first part of Criterion Three. The building does not meet the eligibility thresholds for the second and third parts of Criterion Three because it is not the work of a master, and it does not possess high artistic values. In summary, the building does not meet Criterion Three.

The California Register's **Fourth Criterion (Information Potential)** is generally reserved for archeological sites. There is no evidence in the historical record that the Ricketts Building meets the eligibility requirements for Criterion Four.

Integrity

Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can integrity be assessed. The integrity of the Ricketts Building was not assessed since it was not found to be significant under any of the four California Register criteria.

Summary

To be eligible for listing in Carmel's Historic Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, be at least 50 years old, and meet at least one of the four criteria for listing in the California Register. As stated, the Ricketts Building does not meet any of

the four criteria for listing in the California Register and therefore it is not eligible for listing in the Carmel Inventory of Historic Resources. The additional qualifying criteria for California Register Criterion Three, found in the Carmel City Code (Section 17.32.040.D), are only considered if a property is found eligible under California Register Criterion Three. In this case, the Ricketts Building House was found ineligible under California Register Criterion Three and therefore the additional criteria under this section are not relevant. In summary, *Bulletin 15*, the Carmel Context Statement, the Carmel Historic Preservation Ordinance, and the historical record support the conclusion that the Ricketts Building is not eligible for listing in the Carmel Historic Inventory.



Figure 3: Arrows indicate incompatible changes to the facade