



# CARMEL-BY-THE-SEA

## PRELIMINARY DETERMINATION OF INELIGIBILITY

### For the Carmel Historic Resources Inventory

On March 7, 2024 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: 010-129-028

Current Owner: Van Selow

Block: 33, Lot: pt. lots 14 and 16

Street Location: Lincoln 3 NE of 4<sup>th</sup>

Lot size: 6,000 sf

Original Date of Construction: 1926

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 March 8, 2024 and ending at 5:00 P.M. on March 17, 2024. 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.

*Katherine Wallace*

Katherine Wallace, Associate Planner

## HE24-041 (VanSelow) Historic Evaluation

Date: 3/3/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-129-028

Current Owner: Van Selow Family RLT

POB 50

Shingletown, CA. 96088

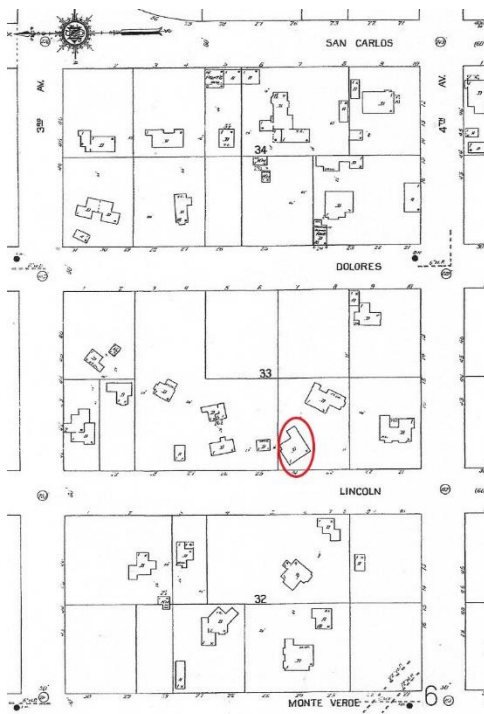
Block/Lot: Block 33, Lots 16, pt. 14

Street Location: Lincoln 3 NE of 4<sup>th</sup> Ave.

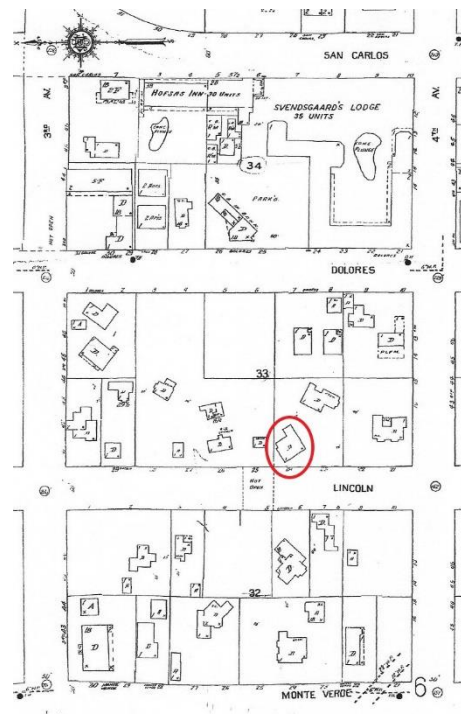
Lot size: 6000 sq. ft.

Date of Construction: 1926

1. Land Use & Community Character Element, Subdivision Chronology Map: 1902
2. Is the property listed on the Carmel Inventory? No
3. Has the property been reviewed previously for historical significance? Yes  
On October 15, 2007, the Department of Community Planning and Building determined that the property had substantially lost its historic integrity through alterations, additions, deterioration, changes to the surrounding environment or other causes.
4. Is the property located within the Archaeological Overlay Zone? No
5. Is the property identified on the Sanborn Maps? Yes, 1930 and 1962



1930



1962

**6. Date of original building permit:** June 5, 1926 (BP# 1677)

**7. Original and subsequent ownership:**

- a) Melle T. Brewer
- b) Anna Condit
- c) W.D. Spruance
- d) Craig & Cheryl Van Selow

None of the former owners are listed in Carmel's Historic Context Statement.

**8. Information on the original designer/builder:** Melle Brewer's obituary states that she designed the cottage and several others in Carmel. The contractor was M.J. Murphy (1885-1959). Murphy moved to Carmel in 1902 and two years later was hired by Frank Devendorf to do the building for the Carmel Development Company. Murphy became Carmel's most prolific designer-builder, with the Pine Inn, Highlands Inn, La Playa Hotel, Sundial Lodge, Tor House, Harrison Memorial Library, and over 350 houses to his credit. In 1924 he established the M. J. Murphy Company which sold building supplies, did rock crushing and concrete work, and operated a lumber mill and cabinet shop located between San Carlos and Mission streets. M. J. Murphy is included in Carmel's Historic Context Statement.

**9. Alterations and changes to the residence/property:**

- a) BP# 4045 (12/30/1963): Convert garage into bedroom and add new bathroom on rear elevation.

**10. Conclusions:**

The conversion of the garage into a bedroom on the front elevation has altered the original character of the cottage. There are better, unaltered examples of Murphy's work already listed on Carmel's Inventory of Historic Resources. A Phase One report is not recommended.

**11. Current Photographs of Building (see next page):**





Red square indicates the former garage door opening (front elevation).



View of house looking northeast from Lincoln.

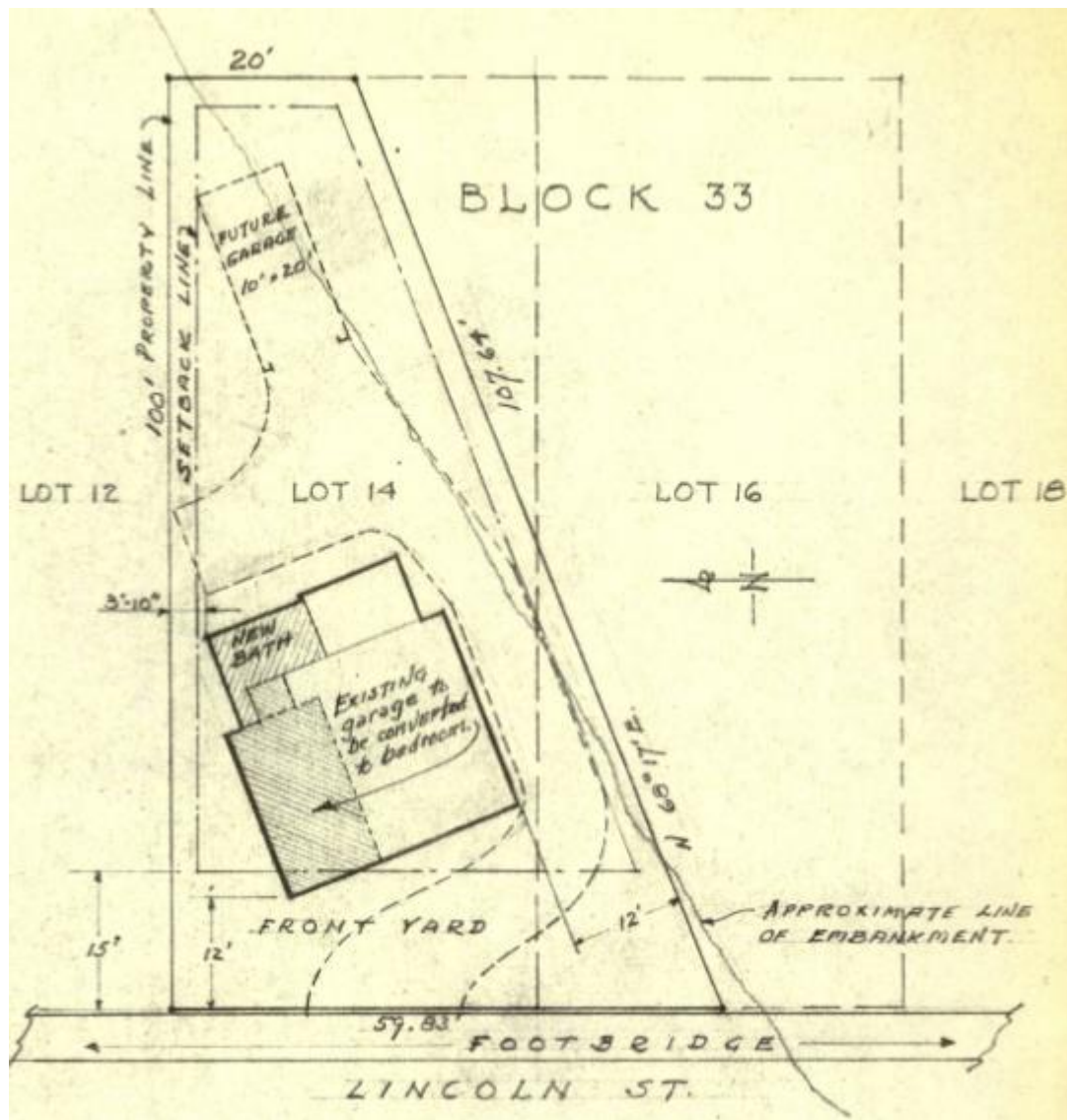




View of front door, south elevation.



Red square indicates bathroom addition (rear elevation).



Plans for 1963 addition.