



# CARMEL-BY-THE-SEA

## PRELIMINARY DETERMINATION OF INELIGIBILITY

### For the Carmel Historic Resources Inventory

On March 1, 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: 010-102-005

Current Owner: Thomas R. Dunham

Block: 25, Lot: 9

Street Location: Santa Fe 5 NW of 3rd Ave.

Lot size: 4,000 sf

Original Date of Construction: 1925; moved to current location in 1953

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 1, 2024, and ending at 5:00 P.M. on March 10, 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

## HE24-042 (Dunham) Historic Evaluation

Date: 2/24/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-102-005

Current Owner: Tom & Kim Dunham

Santa Fe 5 NW of 3<sup>rd</sup> Ave.

Carmel, CA. 93921

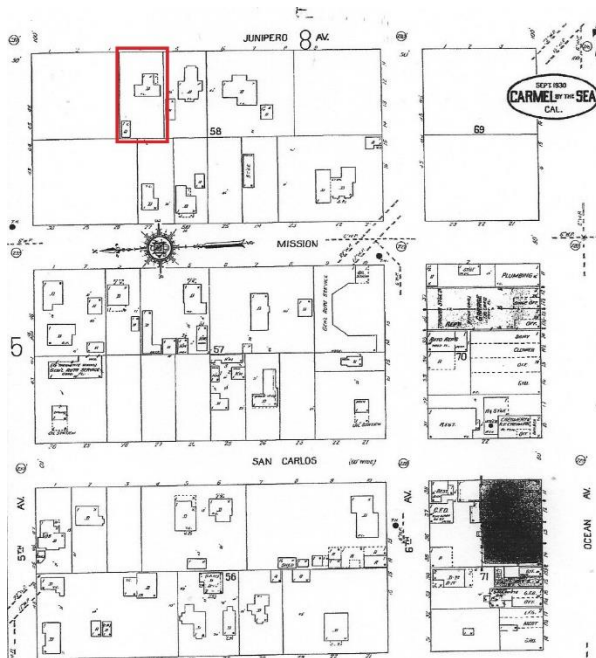
Block/Lot: Block 25, Lot 9

Street Location: Santa Fe 5 NW of 3rd Ave.

Lot size: 4000 sq. ft.

Date of Construction: 1925; moved to current location in 1953

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?  
The property is identified on the 1930 Sanborn Map, before it was moved. It was originally a one-story house.



6. Date of original building permit: April 1925 (BP# 957)

**7. Original and subsequent ownership:**

- a) Roy & Bliss Fraties

Roy Fraties headed the Carmel Police Department from 1940 to 1950. He is listed in Carmel's Historic Context Statement.

- b) Joseph Hudder: moved the house from Junipero between 5<sup>th</sup> and 6<sup>th</sup> in 1953
- c) Robert & Yvonne Connelly
- d) Tom & Kim Dunham

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

**8. Information on the original designer/builder:** The designer/builder is unknown. Fraties was a carpenter before he joined the police force, and he may have built the house.

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

- a) BP# 2206 (7/26/1951): Second story added while still located on Junipero St.
- b) BP# 2533 (11/19/1953): Move 2-story house from Block 58 (Junipero between 5<sup>th</sup> & 6<sup>th</sup>) to Santa Fe 5 NW of 3<sup>rd</sup>.
- c) BP#01-10 (1/10/01): Addition & remodel to include expansion of second floor bedroom and bath; add garden room on first floor, add decks, add and change windows, build a 200 sq. ft. single car garage

**10. Conclusions:**

Roy Fraties is listed in Carmel's Historic Context Statement and homes of civil servants such as Police Chiefs can be considered significant per Carmel's Historic Context Statement. However, after Fraties sold the house in 1950, a second story was added and then it was moved to a new location. The second story, the move, and further additions in 2001 have resulted in a loss of integrity for the subject property. A Phase One evaluation is not recommended.

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

