



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On June 24, 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: 010-192-008
Current Owner: Deborah B. Storre Trust
POB 6040, Eureka, CA. 95502

Block: 93, Lot: 17, 19
Street Location: NWC Lincoln & 8th Ave.
Lot size: 8,000 sf
Original Date of Construction: c.1910 (per Sanborn Map)

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 June 24 and ending at 5:00 P.M. on July 3, 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

HE24-157 (STORRE) Historic Evaluation

Date: 6/12/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-192-008

Current Owner: Deborah B. Storre Trust

POB 6040

Eureka, CA. 95502

Block/Lot: Block 93, Lots 17 & 19

Street Location: NWC Lincoln & 8th Ave.

Lot size: 8000 sq. ft.

Date of Construction: c. 1910 (per Sanborn Map)

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?**

The property was surveyed in 2002 as part of the Carmel Historic Resource Survey and subsequently listed in Carmel's Inventory of Historic Resources in 2004 under Criterion 3 (Architecture). In 2006 the owners appealed the determination, and after submitted additional information on the property, the appeal was granted. The property was removed from the Inventory on February 27, 2006, for the following reasons:

1. The structure does not represent an excellent example of the American Foursquare or other architectural style; and
2. There is another, more significant example of American Foursquare architecture on the Inventory; and
3. The structure has lost its integrity due to additions and alterations; and
4. The structure does not clearly relate to the Carmel Historic Context Statement.

4. **Is the property located within the Archaeological Overlay Zone? Yes**

5. **Is the property identified on the Sanborn Maps? Yes, 1910, 1924, 1930, & 1962**

6. **Date of original building permit:** No original permit in the building file.

7. **Original and subsequent ownership:**

- a) Ernest A. Wettig
- b) J.M. & Annie Starrow
- c) Ernest Leffingwell
- d) Anne Leffingwell Iverson
- e) Deborah Burke

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

8. Information on the original designer/builder: There is no information about the original designer/builder.

9. Alterations and changes to the residence/property:

- a) BP# 1010 (6 1925): Unspecified alterations.
- b) BP# 2268 (4/24/1930): Addition & alter porch
- c) BP# 2507 (5/20/1932): Unspecified work.
- d) BP# 2513 (6/6/1932): Enclose porch
- e) BP# 4 (8/16/1935): Add bathroom
- f) BP# 135 (7/7/1936): Add bathroom
- g) BP# 1878 (11/10/1949): Remodel garage into guest house
- h) BP# 1907 (1/11/1950): Build detached carport
- i) BP# 2656 (Build greenhouse
- j) BP# 77-2 (1/3/1977): Repair termite damage
- k) BP# 95-2 (1/5/1995): Interior repairs
- l) BP# 95-28 (2/21/1995): Repair tub & shower
- m) BP# 98-56 (5/11/1998): General interior repairs
- n) BP# 99-63 (3/29/1999): Reroof with comp. shingles
- o) BP# 04-18 (1/22/2004): Reroof garage
- p) BP# 07-125R (8/6/2007): Remove old interior fireplace and replace with new fireplace

10. Conclusions:

In 2006 the property was determined to be ineligible for Carmel's Historic Inventory principally due to its loss of integrity. When constructed c. 1910, the house had a porch that wrapped around the front and west elevations. The porch was enclosed in the 1930s, thereby changing the original plan of the house. Further research into early owners Wettig and Starrow revealed that these families used the house as a vacation home (the Wettigs were from Sacramento and the Starrows from Pasadena). This information confirms that the house is not eligible under criterion 2. There was no historical evidence to support eligibility under criterion 1 as well.

The subject property is not associated with any important events or people related to Carmel's Historic Context Statement. It does not reflect an important architectural style as described in Carmel's Historic Context Statement and it is not associated with an important architect, designer, or contractor. The property does not represent any historic theme or property type included in Carmel's Historic Context Statement. An intensive survey is not recommended.

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



Carport



Front Porch



Front elevation looking northwest.



Guest house looking northwest.



Main house looking northeast.



Additions at rear elevation, looking west.