



# CARMEL-BY-THE-SEA

## PRELIMINARY DETERMINATION OF INELIGIBILITY

### For the Carmel Historic Resources Inventory

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On July 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: 010-302-006

Current Owner: Lee & Shelbie Bennett Trs., 3744 Greenview Dr., El Dorado Hills, CA. 95762

Block: A2, Lot: 11

Street Location: Scenic Road 1 NE of 10<sup>th</sup> Avenue

Lot size: 5,554 sf

Original Date of Construction: 1952

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 July 2, 2024, and ending at 5:00 P.M. on July 11, 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

## HE24-142 (BENNETT) Historic Evaluation

Date: 6/25/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-302-006

Current Owner: Lee & Shelbie Bennett Trs.

3744 Greenview Dr.

El Dorado Hills, CA. 95762

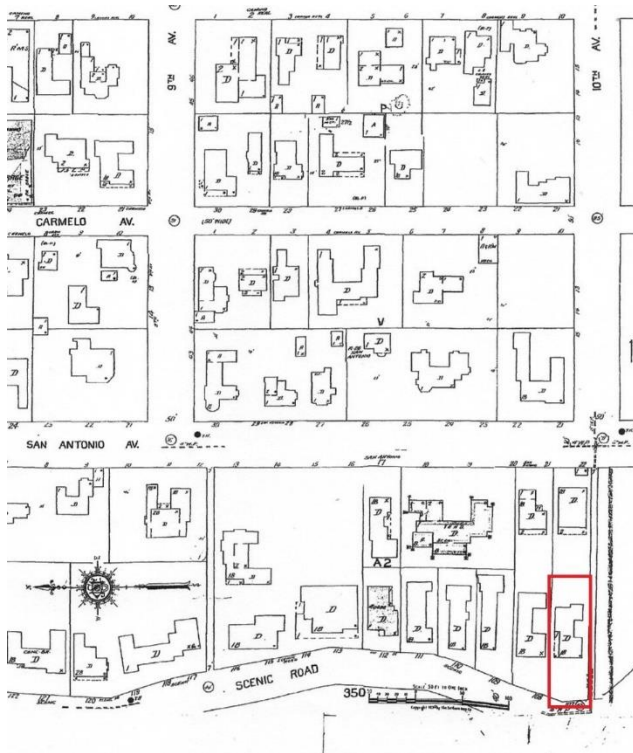
Block/Lot: Block A2, Lot 11

Street Location: Scenic Rd. 1 NE of 10<sup>th</sup> Ave.

Lot size: 5554 sq. ft.

Date of Construction: 1952

1. Land Use & Community Character Element, Subdivision Chronology Map: 1910
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? Yes
5. Is the property identified on the Sanborn Maps? Yes, 1962.



6. Date of original building permit: March 17, 1952 (BP# 2282)

**7. Original and subsequent ownership:**

- a) Floyd Carter
- b) James & Elizabeth Brown
- c) Seaton Prince
- d) Anderson Family Partnership

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

**8. Information on the original designer/builder:**

Floyd Carter was the contractor for the original residence and Walter Burde was the architect. Burde is listed as a significant architect in Carmel's Historic Context Statement.

**Walter Burde** (1912-1997) was born in Toledo, Ohio and entered Miami University in Oxford, Ohio, in 1934. He was inspired by Wright, Neutra, and west coast architecture designed to fit into natural environments. After graduation he joined an architectural firm in Toledo but in 1947 made the move to Pasadena, California, where he worked for Lockheed Aircraft Corporation. The following year he moved to Carmel, joining Robert Jones' architectural firm as Chief Designer. In 1972 Burde opened a new firm, partnering with Eugene W. Bayol. Burde became an American Institute of Architects Fellow in 1969, received the Monterey Bay Chapter AIA Award of Merit in 1959 and 1973, and received the Governor's Design Award in 1966 for the Shell gas station located on the corner of San Carlos and Fifth. He is known for several buildings in Monterey County most notably the Christian Science Church in Carmel, the original Monterey Airport Terminal and Tower, and Saint Paul's Episcopal Church in Salinas.

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

- a) BP# 72-58 (3/16/1972): Add 90 sq. ft. to existing bedroom.
- b) BP# 02-149 (9/5/2002): Major remodel including 136 sq. ft. addition, redesign the roof and change roof materials; demo all original windows & doors; change exterior finishes; demo and move fireplace.

**10. Conclusions:**

The residence underwent a major remodel in 2002 which changed the roof configuration and materials, changed the exterior siding materials, demolished every original window and door, and moved the location of the original chimney. The house no longer bears any resemblance to the 1952 Burde designed residence. An intensive evaluation is not recommended.

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



View of back yard.



Front elevation and garage.





View of interior courtyard.



Looking northeast.

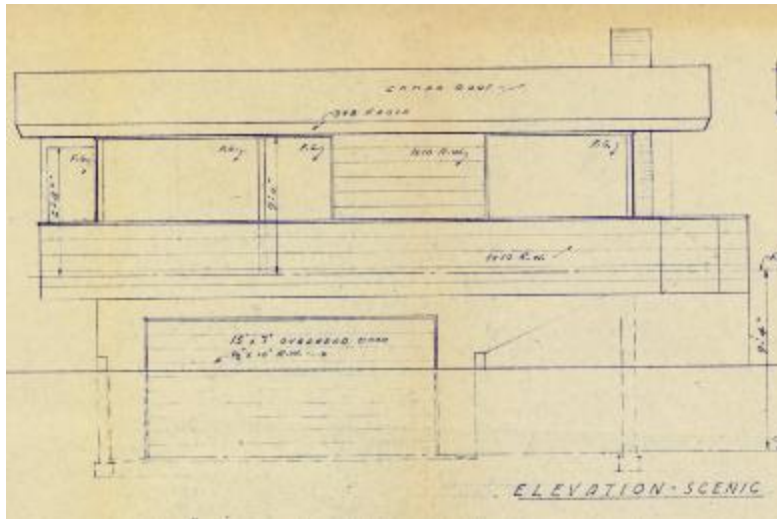




Looking southeast.



Rear elevation.



Original house plans by Walter Burde.



Photo of house prior to 2002 remodel.