



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On July 12, 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: 010-266-009

Current Owner: Bruce A. Gauthier Tr., et. al.

322 22nd Ave., San Francisco, CA 94121

Block: M, Lots: 16 & 18

Street Location: Carmelo 5 SE of Ocean Avenue

Lot size: 4,500 sf

Original Date of Construction: 1951

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 13, 2024, and ending at 5:00 P.M. on July 22, 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

HE24-191 (GAUTHIER) Historic Evaluation

Date: 7/9/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-266-009

Current Owner: Bruce A. Gauthier Tr., et. al.

322 22nd Ave.

San Francisco, CA 94121

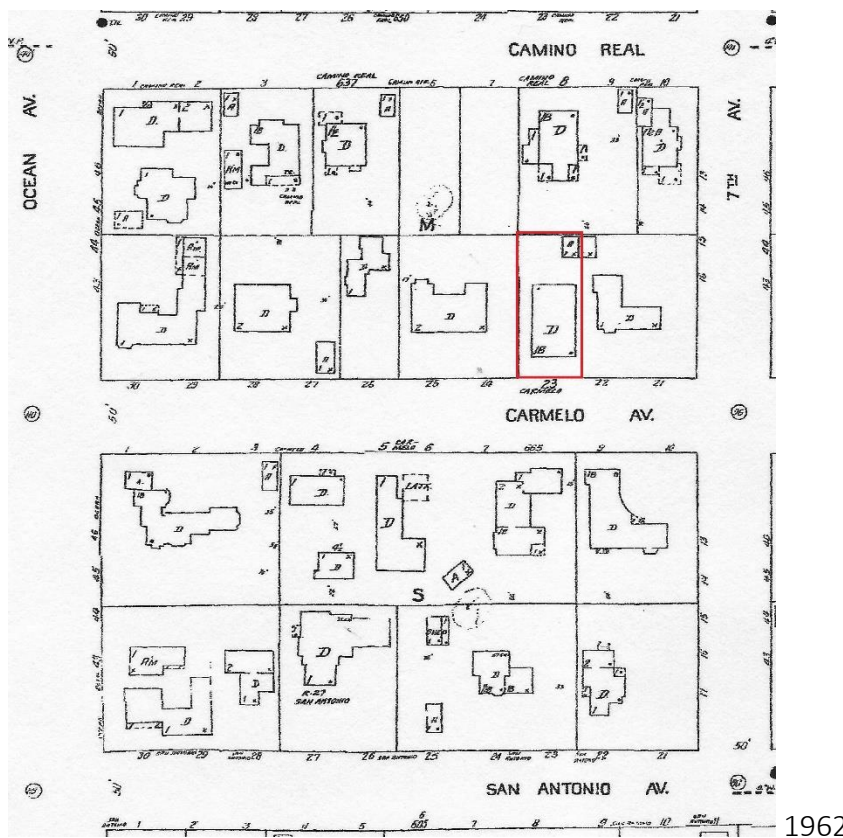
Block/Lot: Block M, Lots 16 & 18

Street Location: Carmelo 5 SE of Ocean Ave.

Lot size: 4500 sq. ft.

Date of Construction: 1951

1. Land Use & Community Character Element, Subdivision Chronology Map: 1908
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



6. **Date of original building permit:** September 27, 1951 (BP# 2228)

7. **Original and subsequent ownership:**

- a) Hans C. Jensen
- b) Margaret Johnson
- c) Norman & Amelia Davis
- d) Natalie Murray & Marieta Swain
- e) Robert L. Osborn
- f) Henry Gauthier

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

8. **Information on the original designer/builder:** The owner/builder was Hans C. Jensen, an Oakland contractor who retired to Carmel. He is not listed in Carmel's Historic Context Statement.

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

- a) BP# 88-256 (11/7/1988): Interior remodel; several windows removed on the first floor's south, east & north elevations.
- b) BP# 05-295R (122/2005): Repair/replace stairs in-kind.
- c) BP# 190255 (5/20/2019): Reroof.
- d) Observed Changes (there are no plans in the file for these changes):

There have been several exterior changes based on the original plans in the building file:

- 1. The original 1x10 horizontal and vertical redwood siding was replaced with stucco.
- 2. The four windows on the front elevation's second floor were replaced with a large multi-paned window supported by brackets and paired multi-paned windows with plank shutters. Decorative tiles were installed beneath the paired windows.
- 3. The original front entrance was replaced with a Dutch door. The floor to ceiling fluted glass side lite next to the front door was replaced with a smaller multi-paned window.
- 4. The original stone veneer on the north elevation was removed and replaced with stucco.
- 5. The garage door has been replaced.

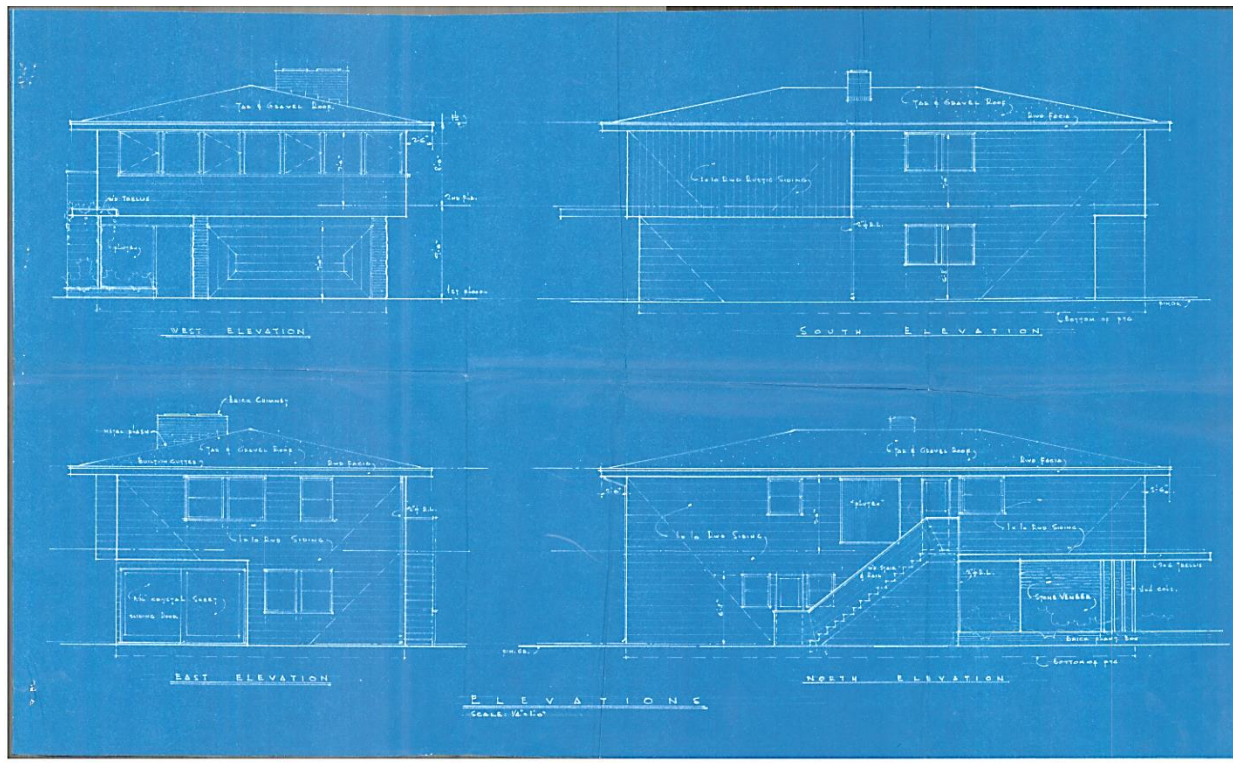
10. **Conclusions:**

Although not documented in the building file, the house underwent a major renovation which can be observed when current conditions are compared to the original plans (which are in the file). The most significant among these includes the removal of the original redwood exterior siding and the replacement of all the windows with multi-paned windows (the original windows were one-over-one sash). The contractor who built the house is not listed in the Carmel Historic Context Statement and none of the past owners are listed as significant people in Carmel. An intensive survey is not recommended.

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



View of new Dutch door entrance and replacement window.



Original plans showing fenestration types and patterns, exterior siding, and garage door.



View looking southeast with new shutters, windows, inset tiles, window brackets, garage door, and stucco siding.



View of north elevation with stucco replacing the original stone veneer, and multi-paned window replacing the floor to ceiling fluted glass side lite.