



**CARMEL-BY-THE-SEA**  
**PRELIMINARY DETERMINATION**  
**OF INELIGIBILITY**

**For the Carmel Historic Resources Inventory**

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On August 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.

Assessors Parcel Number: 010-042-020  
Current Owner: Christopher Olson  
Block: 84  
Lot: 7  
Street Location: Forest 3 SW of 7<sup>th</sup> Ave

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 August 12, 2024 and ending at 5:00 P.M. on August 28, 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.

Jacob Olander, Assistant Planner

## HE24-222 (Olson) Historic Evaluation

Date: 8/7/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-042-020

Current Owner: Christopher Olson

Forest 3 SW of 7th

Carmel, CA. 93921

Block/Lot: Block 84, Lot 7

Street Location: Forest 3 SW of 7<sup>th</sup> Ave.

Lot size: 4000 sq. ft.

Date of Construction: 1956

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? No
5. Is the property identified on the Sanborn Maps? No
6. Date of original building permit: 2/6/1956 (BP# 2853)
7. Original and subsequent ownership:
  - a) Art Clay
  - b) Chris & Debra Miller

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

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

The subject property was built by contractor Ernest Bixler in 1956. Bixler is listed as a significant contractor in Carmel's Historic Context Statement.

Ernest Bixler (1898-1978): Ernest Bixler was a prominent builder/contractor in Carmel in the 1930s and 1950s. Bixler was born in a log cabin in the Ozark Mountains in 1898. His family moved west to the Sacramento Valley and then to Oakland. Bixler served in World War I and then returned to Oakland to learn the building trade from his father Harrison. They were busy contractors until the Wall Street crash in 1929, which triggered a national collapse of the building industry.

Bixler was offered a job as a carpenter in Pebble Beach, and it was then that he discovered Carmel, which became his home for the next 50 years. As the building

industry started to recover Bixler found plenty of work in Carmel, going on to design and build close to 80 homes in the village.

In 1940 Bixler retired from building and took a job as Carmel's postmaster. He served in this position until 1951. During this time, he also served on Carmel's Planning Commission. From 1946 to 1950. After leaving the post office, he resumed his design and construction business until his retirement in 1966.

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

- a) BP# 08-66R (4/25/2008): Enclose carport; add new roof to carport, add three skylights.
- b) Observed changes:
  - Front elevation window
  - Front door
  - Carmel stone veneer along front elevation foundation

**10. Conclusions:**

The original plans drawn by Ernest Bixler show that a veneer of old brick was planned for the front elevation. This was either never added when the property was built or removed at some point. In addition, per the plans, the front window, front door, and water table of Carmel stone are not original. The biggest change to the house was the enclosure of the carport, which changed the roof configuration from a flat roof to a hipped roof. These cumulative changes have dramatically affected the original character of the house, and an intensive survey is not recommended.

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

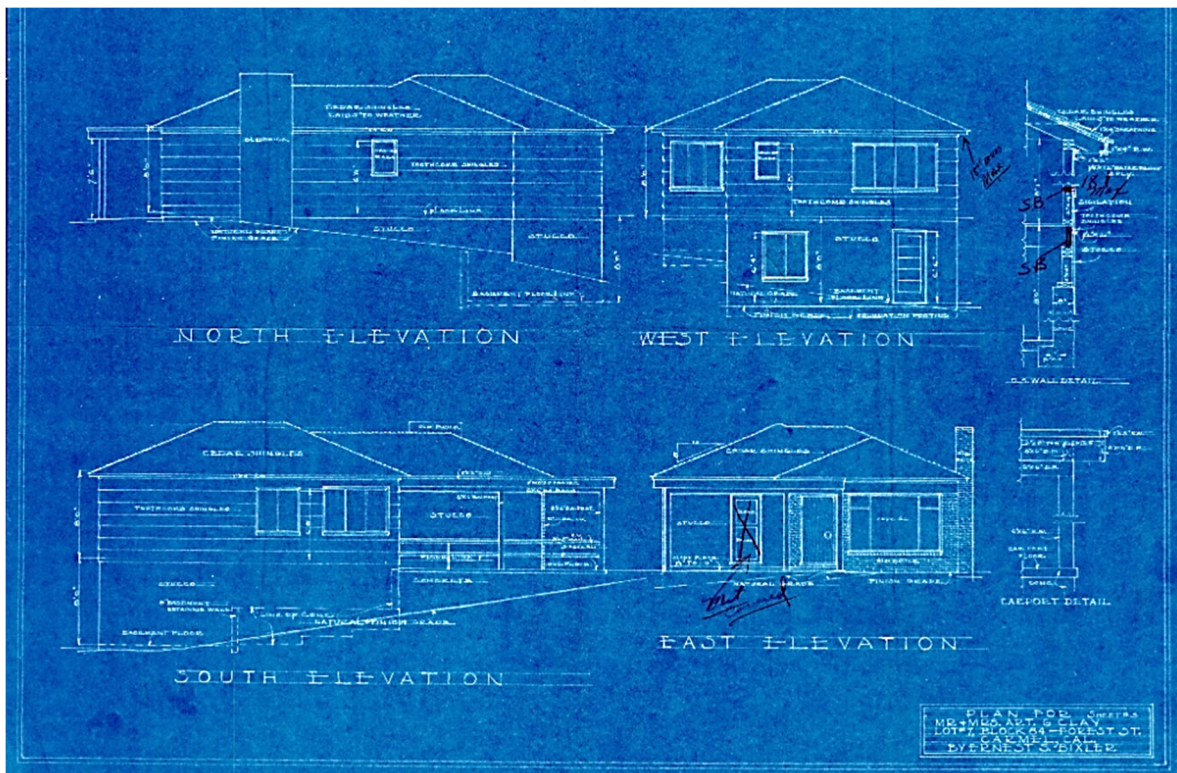


Figure 1: The original plans show that a brick veneer was planned for the front elevation. This was either never included or removed. The roof over the carport was originally flat. The front door and front window have been changed.



Figure 2: View of new front door and window and Carmel stone veneer.

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Figure 3: View of enclosed garage and new hipped roof.