



CARMEL-BY-THE-SEA
PRELIMINARY DETERMINATION
OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On August 26, 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: 010-101-021
Current Owner: Brandi Faia
Block: 14
Lot: 18 & 20
Street Location: NE Corner of Torres and 2nd 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 26, 2024 and ending at 5:00 P.M. on September 5, 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

HE24-237 (FAIA) Historic Evaluation

Date: 8/23/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-101-021

Current Owner: Brandi Faia

POB 276

Carmel, CA. 93921

Block/Lot: Block 14, Lots 18 & 20

Street Location: NEC Torres & 2nd Ave.

Lot size: 8000 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?** Yes
On July 5, 2005, the Department of Planning and Building determined that the property was ineligible for the Carmel Historic Resource Inventory because it lacks sufficient age to be considered historic.
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:** June 6, 1951 (BP# 2167)
7. **Original and subsequent ownership:**
 - a) Ted Fehring
Ted Fehring is not listed as a significant individual in Carmel's Historic Context Statement.
8. **Information on the original designer/builder:**

Ted Fehring designed the house. Fehring was a teacher and coach at Carmel High School. He went on to work as Vice President of Monterey Savings and Loan and co-founded Cypress Mortgage. The Lunt Brothers, who were contractors from Salinas, built the house. Neither Fehring nor the Lunt Brothers are listed as significant individuals in Carmel's Historic Context Statement.
9. **Alterations and changes to the residence/property:**
 - a) BP# 13-151R (8/9/2013): Remodel and interior demo to include a new front door, new patio doors, stucco brick chimney, center front door and cover brick veneer at entry with Carmel stone. Site changes included the removal of the brick patios on the east and south elevations, the removal of the brick planters on the east, west, and south elevations, and the installation of 6 x 8 redwood timber steps (to replace the original brick steps).

- b) Observed changes: New garage door was installed. Carmel stone at entrance was not installed. Entry brick was stuccoed over and sidelite removed. The original brick retaining wall on the west elevation was stuccoed. The run of the entry stairs was reconfigured, and a retaining wall was added.

10. Conclusions:

The property has no association with important events or people identified in the Historic Context Statement. The property was not designed or constructed by an important builder, designer or architect recognized in the Context Statement. The 2013 remodel which covered over with stucco the entry brick veneer, brick retaining wall, and the chimney brick veneer, the alteration of the front door and removal of the sidelite, and the site changes, has caused a loss of integrity. An intensive evaluation is not recommended.

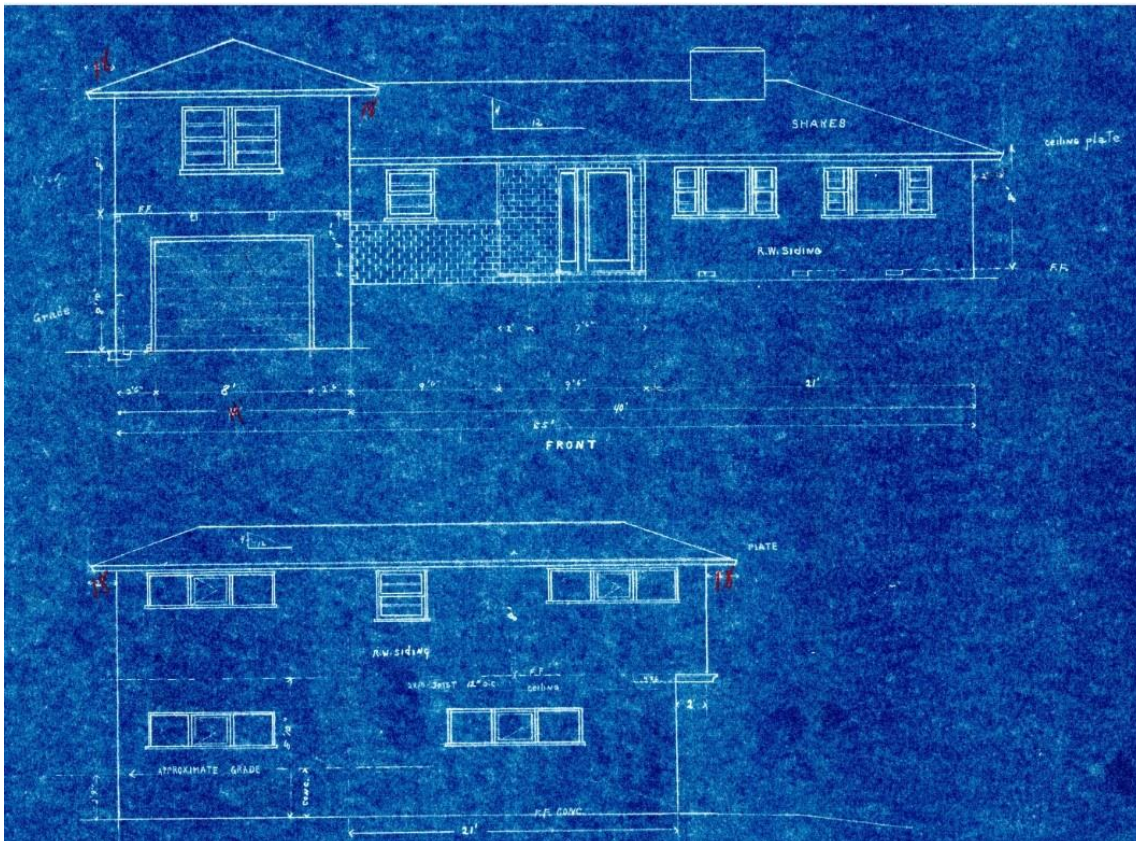
11. Current Photographs of Residence:



View of brick entry and chimney prior to 2013 remodel.



View of front entrance after 2013 remodel.

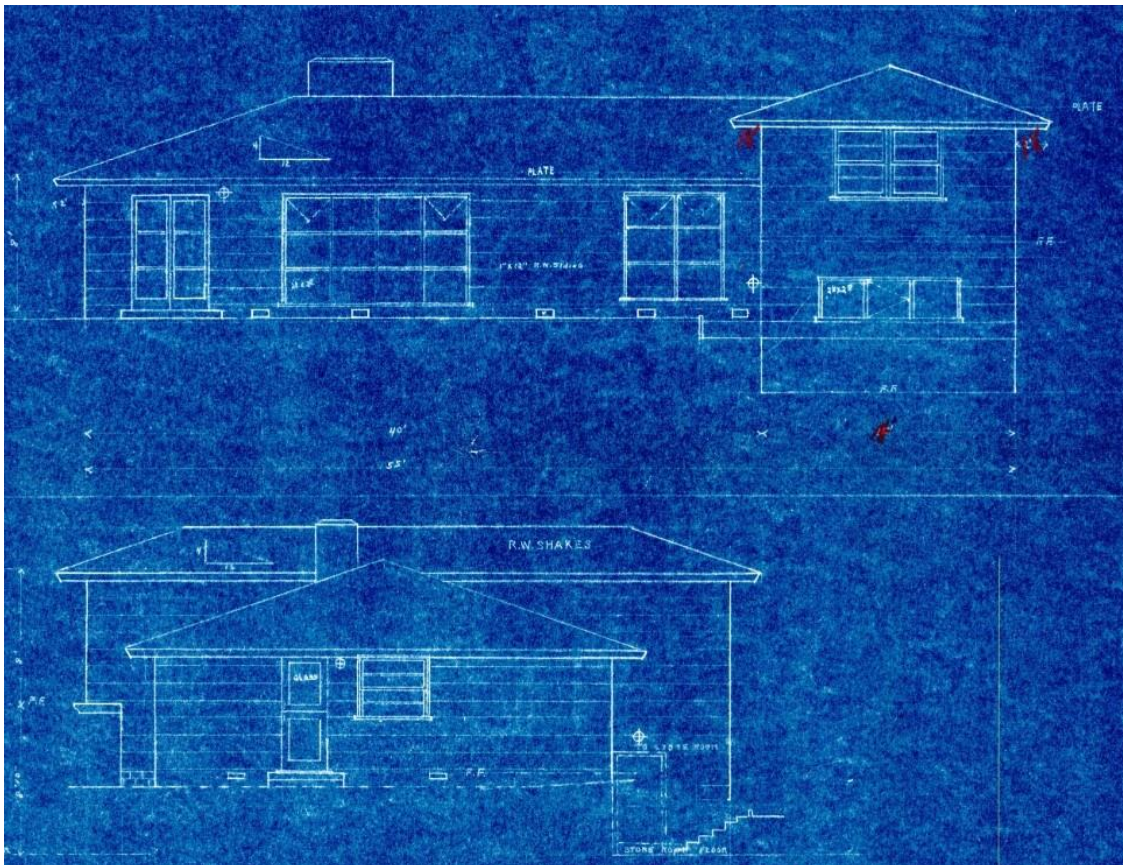


View of front elevation plans, 1951.

Rev. 1/24/2022



View of front elevation looking southeast. Arrow indicates new retaining wall.



View of rear elevation plans, 1951.

Rev. 1/24/2022



View of rear elevation.

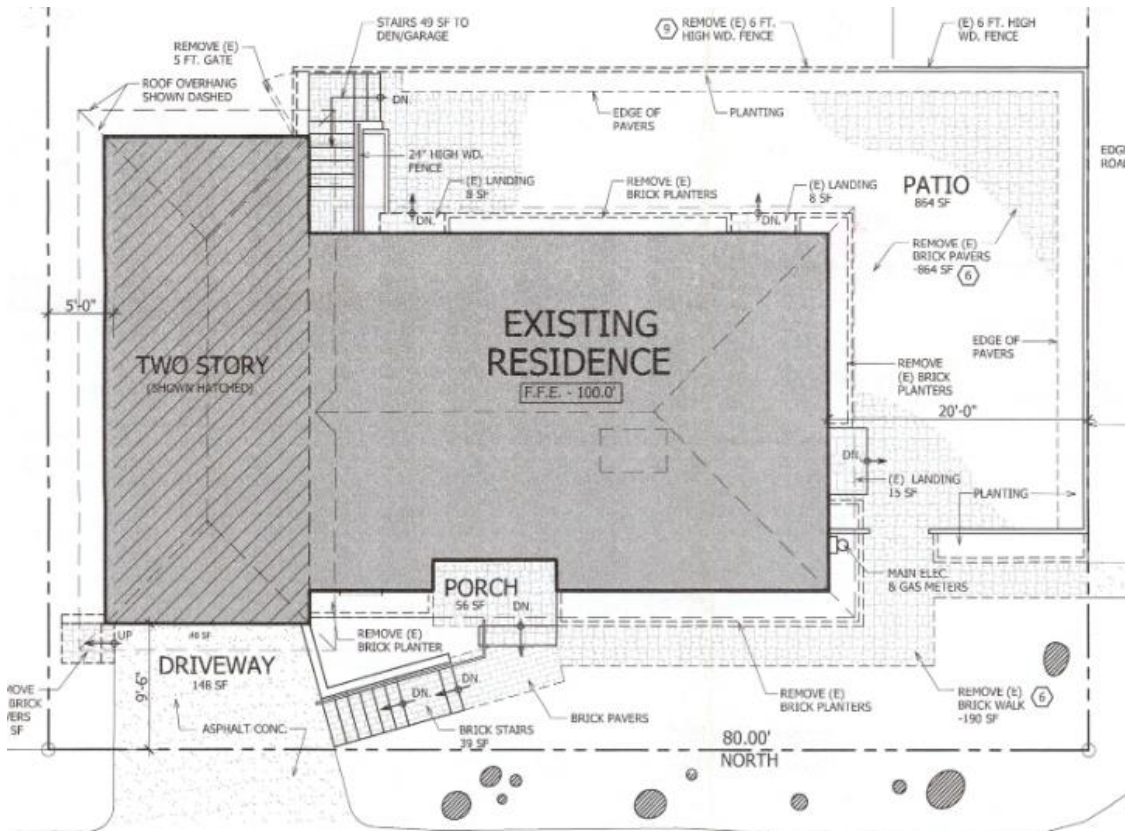


View of new garage door.

Rev. 1/24/2022



View of south elevation.



View of original site plan with location of stairs, planters, and patios.

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