



CARMEL-BY-THE-SEA
PRELIMINARY DETERMINATION
OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On November 19, 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: 010-291-012
Current Owner: Mary Woodyard
Block: A4
Lot: 1 & 2
Street Location: SWC San Antonio & 11th 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 November 19, 2024 and ending at 5:00 P.M. on November 29, 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, Associate Planner

HE24-334 (Woodyard) Historic Evaluation

Date: 11/18/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-291-012

Current Owner: Mary Woodyard

464 Fellowship Rd.

Santa Barbara, CA. 93109

Block/Lot: Block A4, Lots 1 & 2

Location: SWC San Antonio & 11th Ave.

Lot size: 5832 sq. ft.

Date of Construction: 1936

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: 7/31/1936 (BP# 149)

7. Original and subsequent ownership:

- a) Lee Olds Kellogg & Alice L. Kellogg
- b) Ruth Woodyard
- c) Mary Woodyard

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

8. Information on the original designer/builder:

The Kellogg House was designed by master builder Hugh Comstock, who is listed as a significant designer in Carmel's Historic Context Statement. Hugh Comstock developed the Fairy Tale style of architecture that Carmel is famous for. Born in Evanston, Illinois in 1893, Comstock moved to Santa Rosa with his family in 1907. In 1924 he came to Carmel to visit his sister and met and married Mayotta Brown. The couple remained in Carmel and Mayotta continued to operate her successful doll making business. Comstock's building career started when his wife asked him to build a house to showcase her dolls. The "Doll's House" became the first of many Fairy Tale cottages Comstock designed. Comstock's interest in architecture changed later in his career and he developed the post-adobe system of construction.

9. Alterations and changes to the property:

- a) BP# 3318 (2/5/1959): Add 324 sq. ft. bedroom and bath addition to west elevation.
- b) BP# 3602 (11/10/1960): Add 189 sq. ft. bedroom addition to south elevation. Garage changed into a carport.
- c) BP# 85-2 (1/3/1985): Kitchen remodel. Front entrance porch rebuilt, and back porch extended.
- d) BP# 92-193 (10/22/1992): Stairs next to garage repaired and dry rot repaired throughout.
- e) BP# 02-111 (6/21/2002): Reroof with comp.
- f) BP# 150339 (9/21/2015): Siding replaced but not in-kind.

10. Conclusions:

The subject property has had two major additions and several alterations since it was constructed in 1936. The original garage was altered into a carport (1960) and two additions have changed the original rectangular footprint of the house (1959 & 1960). In 2015 the original V-joint shiplap siding was replaced but not in-kind. Due to these changes, the property has lost substantial integrity. In addition, it does not relate to themes or property types in Carmel's Historic Context Statement. The property is not associated with important events, people or architecture that are identified in the Context Statement. An intensive survey is not recommended.

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



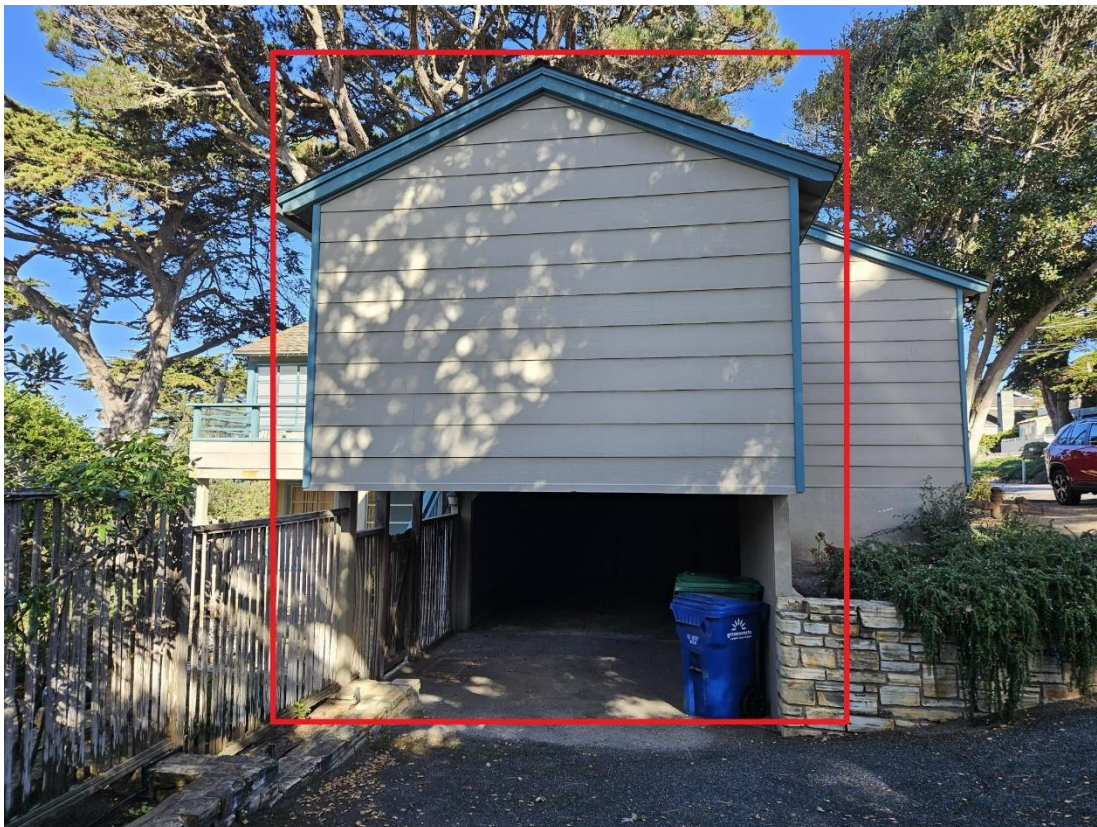
View of front elevation looking southwest.



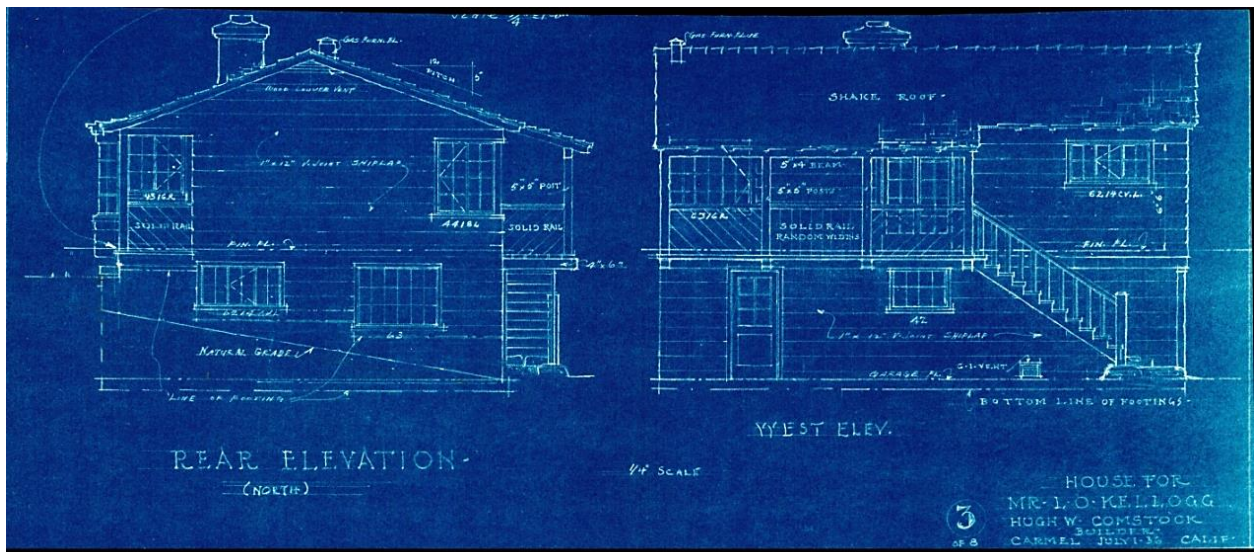
View of residence looking northwest from San Antonio St.



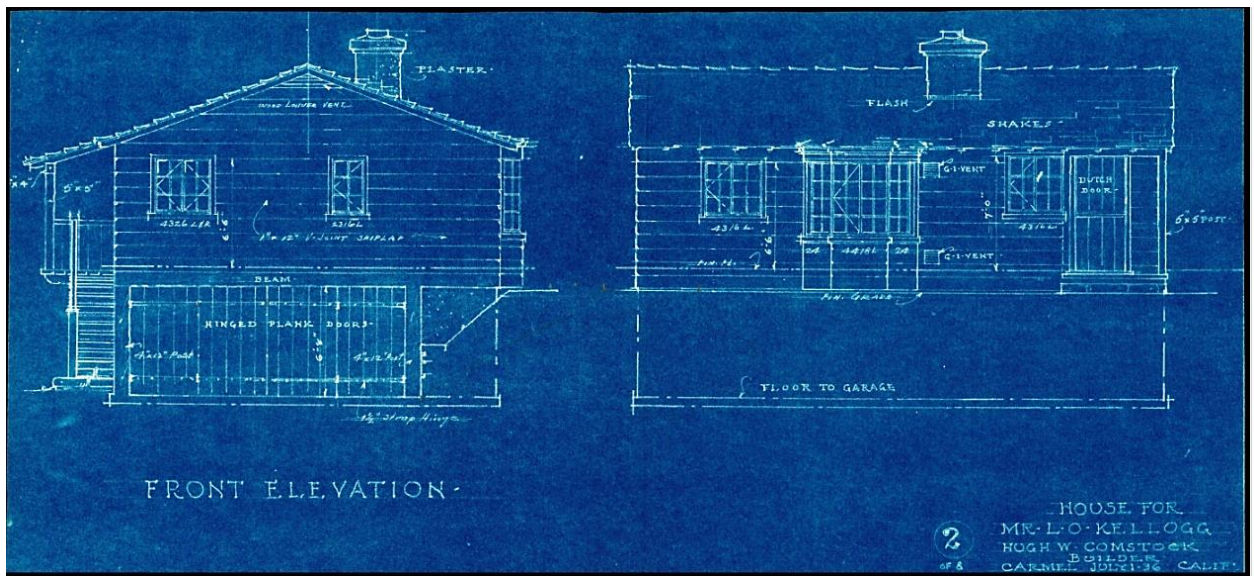
View of rear elevation – 1959 addition indicated in red.



View of 1960 addition and garage alteration on south elevation.



View of original plans.



View of original plans.