



CARMEL-BY-THE-SEA
PRELIMINARY DETERMINATION
OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On December 9, 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: 010-165-043
Current Owner: Jackowski-Spidell
Block: 143
Lot: 29
Street Location: San Carlos 2 NW Santa Lucia

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 December 9, 2024 and ending at 5:00 P.M. on December 9, 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

HE24-357 (Jackowski-Spidell) Historic Evaluation

Date: 12/6/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-165-043

Current Owner: Jackowski-Spidell

7814 Torreyson Dr.

Los Angeles, CA. 90046

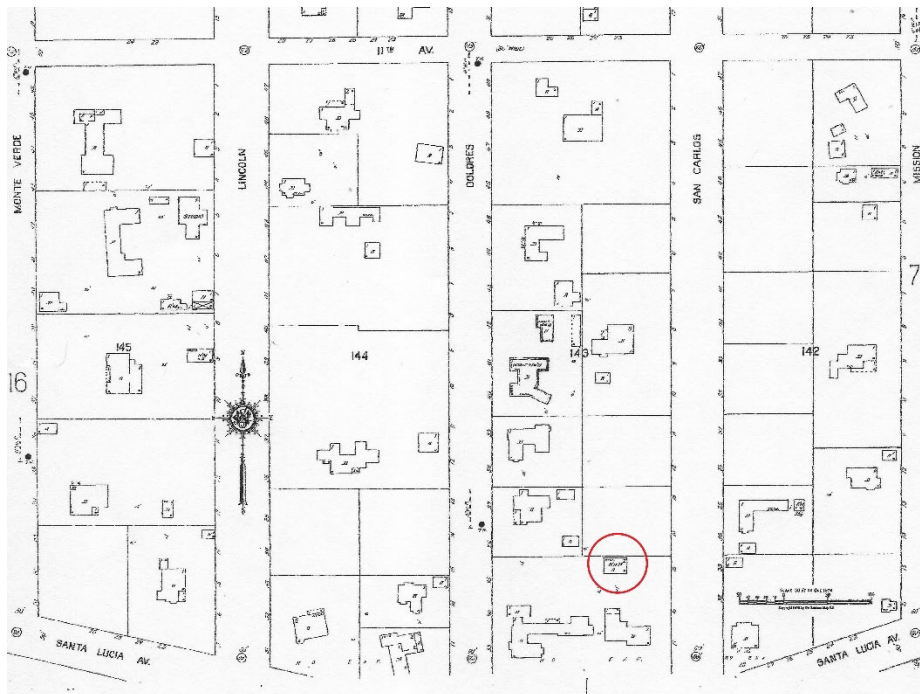
Block/Lot: Block 143, Lot 29

Location: San Carlos 2 NW Santa Lucia

Lot size: 5063 sq. ft.

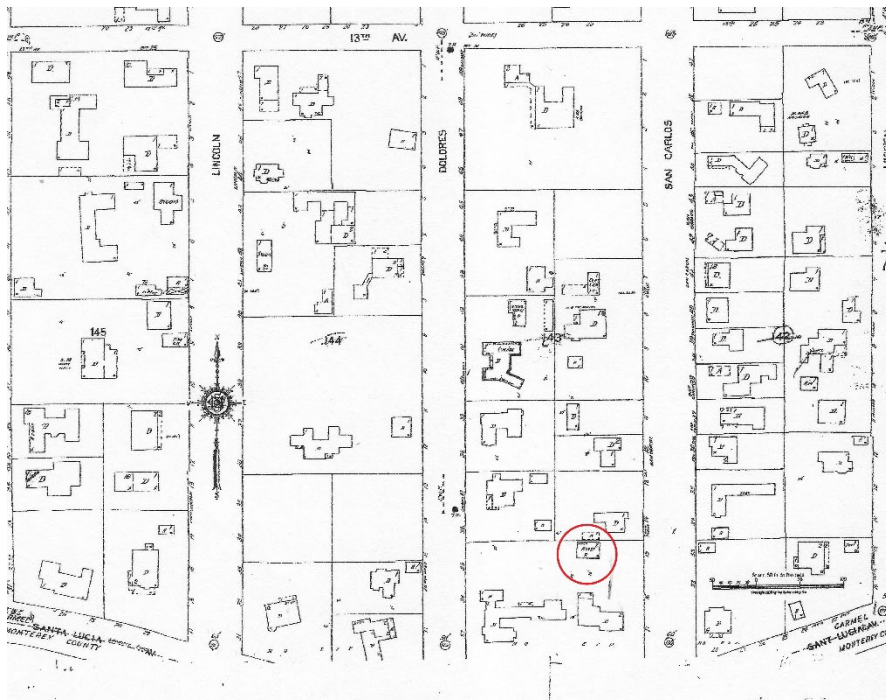
Date of Construction: 1928

1. Land Use & Community Character Element, Subdivision Chronology Map: 1912
2. Is the property listed on the Carmel Inventory? No
3. Has the property been reviewed previously for historical significance? Yes
On 5/17/2017 the Department of Planning and Building determined that the property was not a historic resource because the property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
4. Is the property located within the Archaeological Overlay Zone? Yes
5. Is the property identified on the Sanborn Maps? Yes



1930

6. Date of original building permit: 8/24/1928 (BP# 2043)



1962

7. Original and subsequent ownership:

- a) Charles & Gertrude Eells
- b) George Allin
- c) Marie F. Burns
- d) Mary Wiley
- e) Donald Bauer
- f) Todd Elmgren
- g) Brad Slingerlend & Anna Speers

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

8. Information on the original designer/builder:

M.J. Murphy (1885-1959) was the contractor for the former garage building. Murphy arrived in Carmel in 1902 and two years later was hired by Frank Devendorf to do the building for the Carmel Development Company. Murphy became Carmel's most prolific designer-builder, with the Pine Inn, Highlands Inn, La Playa Hotel, Sundial Lodge, Tor House, Harrison Memorial Library, and over 350 houses to his credit. In 1924 he established the M. J. Murphy Company, Inc., which sold building supplies, did rock crushing and concrete work, and operated a lumber mill and cabinet shop located between San Carlos and Mission Streets.

9. Alterations and changes to the property:

- a) BP# 1707 (11/1948): Unspecified remodel.
- b) BP# 83-98 (7/20/1983): Window alterations (original windows were wood casement).
- c) BP# 93-201 (11/01/1993): Foundation repair.
- d) DS 19186 (2019) Studio constructed on west elevation.
- e) BP# 190629 (1/24/2020): Interior remodel.

- f) Observed changes: Original garage doors replaced after 2018, and new tile roof installed over garage doors. Shutters removed from windows.

10. Conclusions:

The subject property was once the garage and chauffeur's quarters for the Las Abuelas estate, located on the NWC of San Carlos and Santa Lucia. The garage was split into a separate lot in 1957. In 2017 a historical evaluation was completed for the building and at that time it had fallen into disrepair. Prior to the historical report the original wood casement windows were replaced with aluminum sliding windows. The original garage doors have been replaced and the shutters removed. New tiles have been installed on the shed roof over the garage doors. A one-story studio was added to the west elevation. Due to the numerous changes, the property has substantially lost its integrity. The building does not relate to any themes or property types established in the Historic Context Statement and it has no association with important events, people or architecture identified in the Context Statement. An intensive survey is not recommended.

11. Current Photographs of Building:



Figure 1: View of front elevation looking northwest.



Figure 2: View of new garage doors and tile roof.



Figure 3: View of studio addition on west elevation.



Figure 4: View of original garage doors and shutters, 2017.



Figure 5: West elevation prior to studio addition, 2017.