



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On March 18, 2025, 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: 010-163-018
Current Owner: Charles & Patricia Wilcox
Block: 138, Lot: 2
Street Location: SEC San Carlos & 12th Ave
Lot size: 5,310 square feet
Original Date of Construction: 1958

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 March 19, 2024, and ending at 5:00 P.M. on March 28, 2025. 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

HE25-046 (Wilcox) Historic Evaluation

Date: 3/6/2025

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-163-018

Current Owner: Charles & Patricia Wilcox

226 Millbrook St.

Houston, TX. 77024

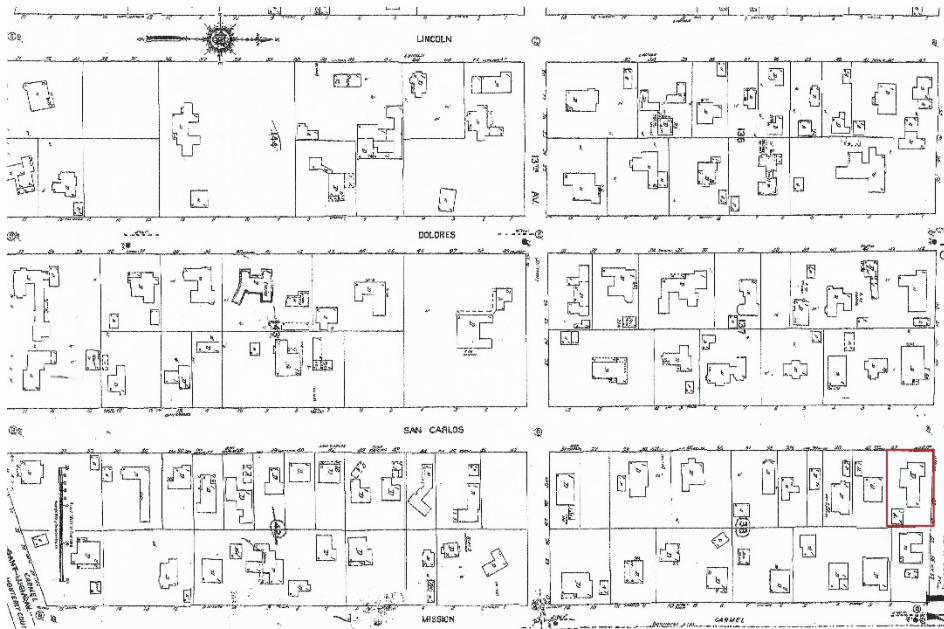
Block/Lot: Block 138, Lot 2

Location: SEC San Carlos & 12th Ave.

Lot size: 5310 sq. ft.

Date of Construction: 1958

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? No
4. Is the property located within the Archaeological Overlay Zone? No
5. Is the property identified on the Sanborn Maps? Yes, 1962



6. Date of original building permit: 3/8/1958 (BP# 3172)
7. Original and subsequent ownership:
 - a) John D. Hughins
 - b) C. Ramsey

- c) Col. Walter E. Johns
- d) Genevieve Roloff
- e) Shirley Hicklin
- f) Donna & Ralph Pribble

None of the former owners are included in Carmel's Historic Context Statement as significant people.

8. Information on the original designer/builder:

The first owner, J. D. Hughins, is listed as the owner/builder on the building permit. Hughins is recorded as a carpenter in census records. He is not included in Carmel's Historic Context Statement as a significant builder.

9. Alterations and changes to the property:

- a) BP# 4230 (1/4/1965): Build a 36 sq. ft. living room addition.
- b) BP# 4265 (3/22/1965): Build a family room addition.
- c) BP# 4437 (3/31/1966): Replace window in garage with a sliding glass door.
- d) BP# 91-32 (3/4/1991): Remodel kitchen and 2 bathrooms; expand the bedroom into the garage; install all new wood windows to replace original metal; add a bay window on the south elevation; add skylights; change roofline; reconstruct the solarium.
- e) BP# 01-198 (10/31/2001): Interior remodel.

10. Conclusions:

The house has had multiple additions and alterations since it was constructed about 1958, the most significant of which includes attaching the garage to the house (1991), creating new window openings (1991), and changing all the windows from metal to wood (1991). All the changes and additions have led to a substantial loss of integrity. The property does not relate to historic themes established in the Historic Context Statement and it is not associated with important events, people, or architecture identified in the Historic Context Statement.

11. Current Photographs of Building (next page):



Figure 1: View of front addition, looking south from 12 Ave.



Figure 2: View of front elevation.



Figure 3: View of west elevation.



Figure 4: View of rear elevation.



Figure 5: View of solarium, rear elevation.