



CARMEL-BY-THE-SEA
PRELIMINARY DETERMINATION
OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On June 20, 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.

Assessors Parcel Number: 010-052-006-000
Current Owner: Sam and Martha Lazarakis
Block: 103
Lot: 29
Street Location: Crespi 2 NW of Flanders Way

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 June 20, 2025 and ending at 5:00 P.M. on June 30, 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.

Jacob Olander, Associate Planner

HE 25-170 (Lazarakis) Historic Evaluation

Date: 6/12/2025

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-052-006

Current Owner: San & Martha Lazarakis

Crespi 2 NW Flanders Wy.

Carmel, CA. 93921

Block/Lot: Block 103, Lot 29

Street Location: Crespi 2 NW Flanders Wy.

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? Yes
5. Is the property identified on the Sanborn Maps? No
6. Date of original building permit: June 27, 1956 (BP# 2917)
7. Original and subsequent ownership:
 - a) John D. Harms
 - b) Roy Hodges
 - c) Margaret Ward Truax
 - d) John & Maragert Fleharty
 - e) Proto Robinson TrustNone of the former owners are included in Carmel's Historic Context Statement as significant people.
8. Information on the original designer/builder:

The building permit notes that owner John D. Harms was the contractor. Harms is not included in Carmel's Historic Context Statement as an important contractor.
9. Alterations and changes to the residence/property:
 - a) BP# 4760 (2/28/1968): 66 sq. ft. workshop addition to south elevation.
 - b) BP# 89-180 (8/31/1989): Termite repairs.
 - c) BP# 05-80R (3/30/2005): Interior remodel, add 1/2 bath, remove carport, enlarge den.
 - d) BP# 05-138R (6/1/2005): Build 58 sq. ft. garage (supplement to BP# 05-80).

- e) BP# 190610 (1/30/2020): 67 sq. ft. addition to south elevation, bedroom renovation, reframe roof.
- f) Observed Changes:
It appears that the original house had a brick water table and a gable-infill of vertical siding. The hood over the door was flat and connected in one straight line with the carport. The front window was a three-part picture window rather than a bay window.

10. Conclusions:

The property has been substantially altered since it was constructed and does not represent the theme of Postwar Development (1946-1965) as described in Carmel's Historic Context Statement. 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. An intensive survey is not recommended.

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

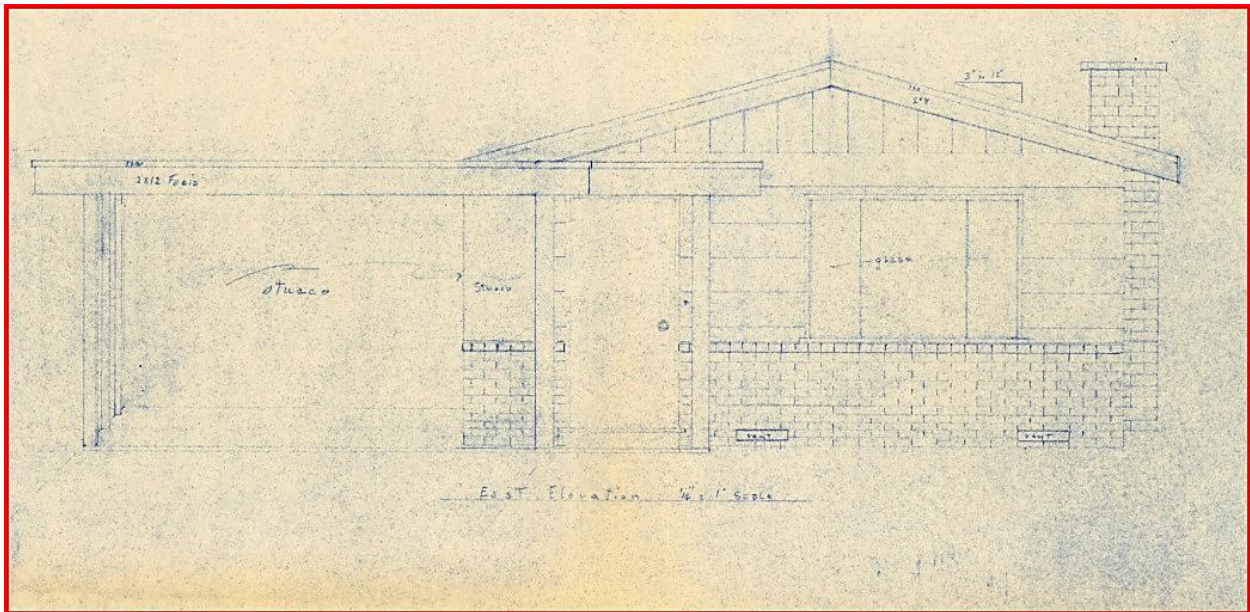


Figure 1: View of front elevation, 1956 plans.



Figure 2: Front elevation with changed siding, door hood, and bay window.



Figure 3: View of south courtyard looking west.



Figure 4: View of south courtyard looking east. Arrow indicates 2020 addition.



Figure 5: Garage looking southwest from Crespi St.



Figure 6: View of the garage, rear and south elevation.