



CARMEL-BY-THE-SEA
PRELIMINARY DETERMINATION
OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On March 5, 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.

APN: 010-157-005

Current Owner: Scott Gartner & Diane Felmlee

Block: 112

Lot: 15

Street Location: Dolores 2 NW of 10th

Date Constructed: 1929

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 determination is based on the Phase I Evaluation dated February 2025, prepared by Margaret Clovis and attached to this Preliminary Determination.

This preliminary determination will be circulated for a 10 calendar day public review period beginning on March 5, 2025, and ending at 5:00 p.m. on Monday, March 17, 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 five (5) years.

Evan Kort, Senior Planner

PSA24-286 (Gartner-Felmlee Tr) Historic Evaluation

Date: 2/5/2025

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-157-005

Current Owner: Scott Gartner & Diane Felmlee

POB 3915

Carmel, CA 93921

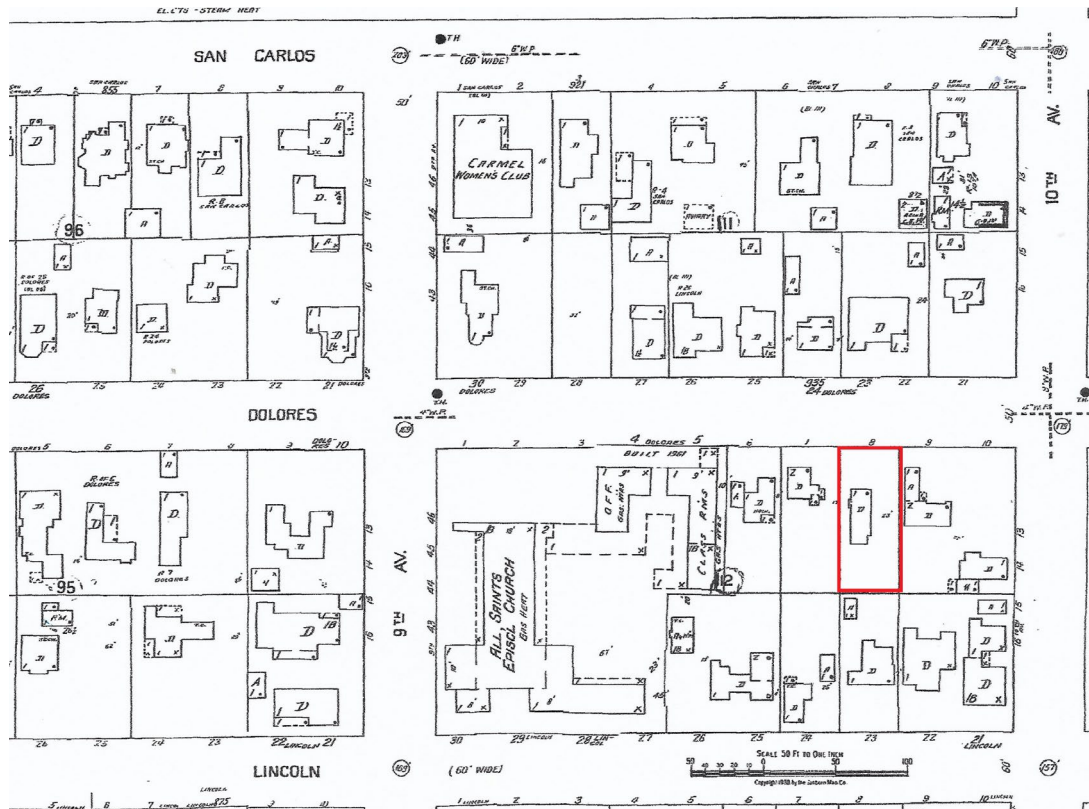
Block/Lot: Block 112, Lot 15

Location: Dolores 2 NW of 10th

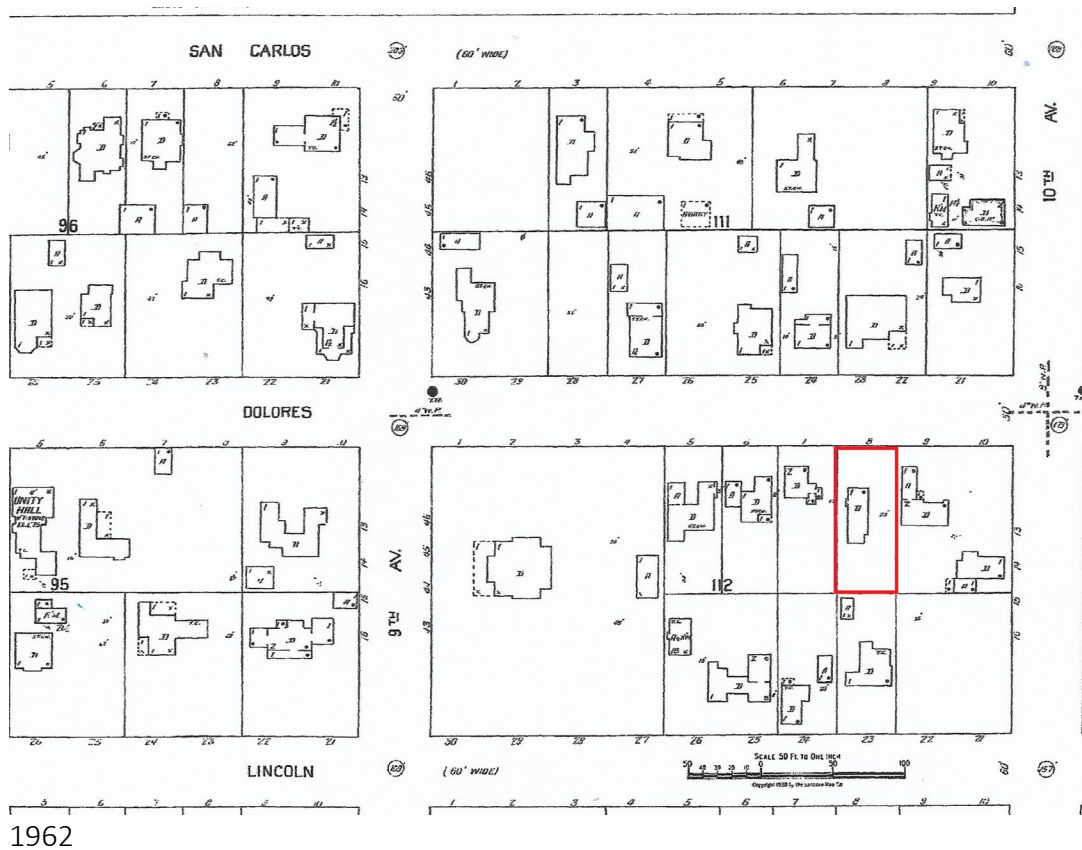
Lot size: 4000 sq. ft.

Date of Construction: 1929 (Assessor)

1. Land Use & Community Character Element, Subdivision Chronology Map: 1902
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, 1930 & 1962



1930



6. **Date of original building permit:** There's no original building permit on file.

7. **Original and subsequent ownership:**

- a) Eda Kelsey
- b) Lillian Petty
- c) Clare & Frank Gilbert
- d) Dan & Diane Stevenson
- e) Marjorie Evans
- f) H.J. Del Monica
- g) Forest Gunnison
- h) Connie & John Palladino

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

8. **Information on the original designer/builder:**

The original designer/builder is unknown.

9. **Alterations and changes to the property:**

- a) BP# 2384 (4/15/1931): Build a 180 sq ft garage
- b) BP# 2393 (4/30/1930): Build a 130 sq ft addition
- c) BP# 79-176 (11/1/1979): Build a 775 sq ft addition
- d) BP# 84-125 (9/14/1984): Add 460 sq ft and 201 sq ft of deck
- e) Administrative Permit (10/22/1997): Add two new skylights
- f) BP# 97-221 (10/31/1997): Reroof

g) BP#08-118R (7/3/2008): Deck remodel

10. Conclusions:

The house has had multiple additions and alterations (totaling 1365 sq ft) since it was constructed in 1929, which more than doubles the size of the original house. Due to the multiple additions the house has lost substantial integrity. The property does not relate to the 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:



Figure 1: View of front elevation looking northwest from Dolores Street.



Figure 2: View of front elevation.



Figure 3: South elevation.



Figure 4: Rear elevation.