



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On May 14, 2020, 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: 010-149-015
Current Owner: Rosemary Montgomery Trust
Block: 95, Lot: E half of 18 & 20
Street Location: 9th Avenue, 2 NE of Lincoln Street
Lot size: 4,000 square feet
Original Date of Construction: 1923

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 Thursday, May 14, 2020, and ending at 5:00 P.M. on Monday, May 25, 2020. 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.

Catherine Tarone

Catherine Tarone, Assistant Planner

PSA 20-089 (Montgomery) Historic Evaluation

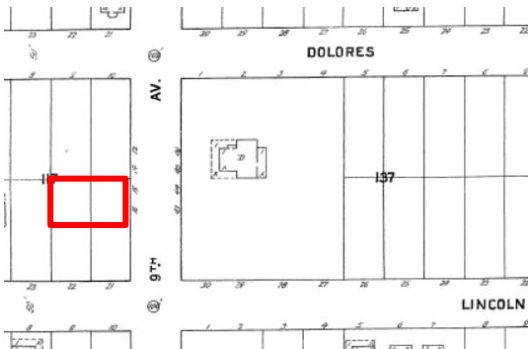
Date: May 14, 2020
APN: 010-149-015 Block: 95; Lots: E half of 18 & 20
Lot Size: 4,000 square feet
Assessor: Year Built: 1952 (per Assessor); Living Area: 1,412 square feet (per Assessor)

1. Location: 9th Avenue, 2 NE of Lincoln Street

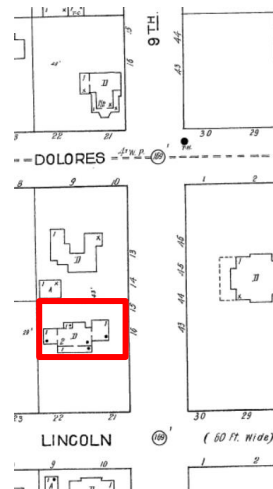
2. Is it on the Inventory? No

3. Has it been reviewed previously? No

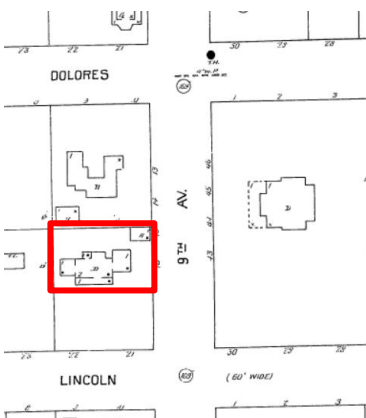
4. Sanborn Maps:



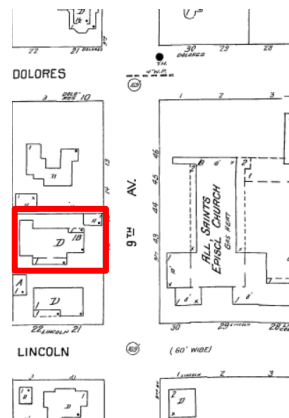
1910



1924

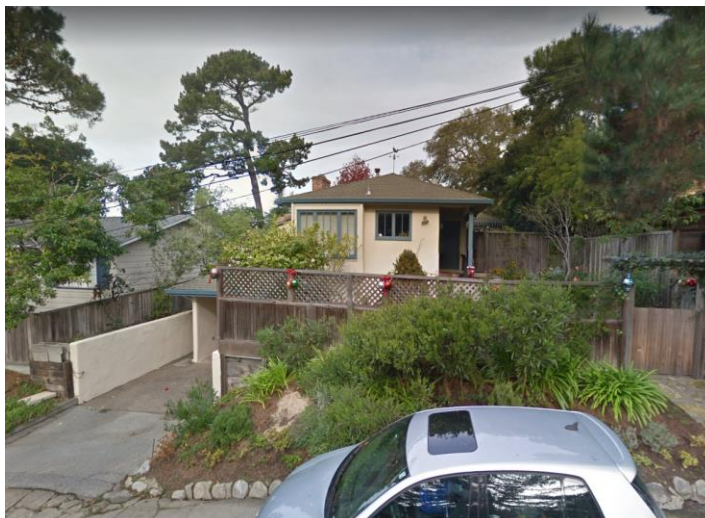


1930



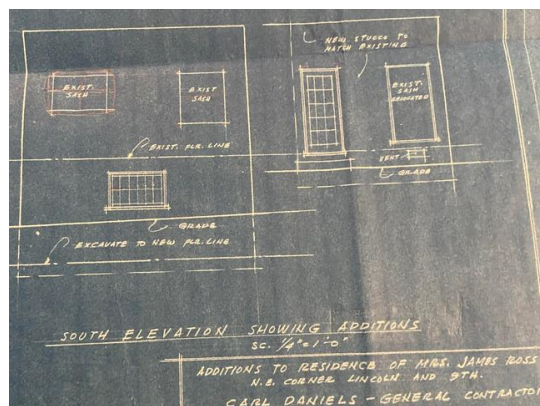
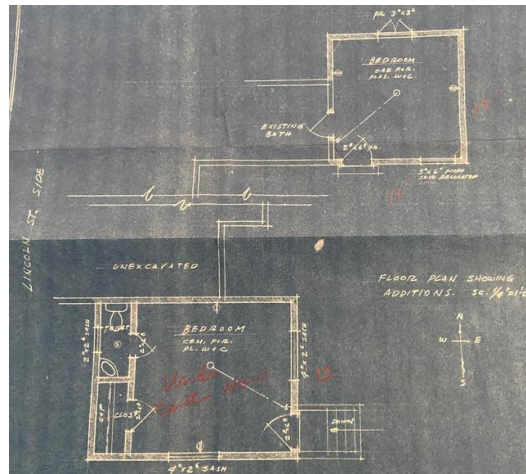
1962

5. **Land Use & Community Character Element, Subdivision Chronology Map:** 1902
6. **Date of construction:** 1923
7. **Original building permit:** Building Permit #542.
8. **Info on designer/builder:** No Designer/Builder listed. Original plans are not contained in the file; however, the paper file has the original permit date and number listed and the property owner, Esther Teare's name.
9. **Original Owner of Residence:** Esther Teare – Not Listed in the Carmel Historic Context Statement
10. **Current Photographs of Residence:**

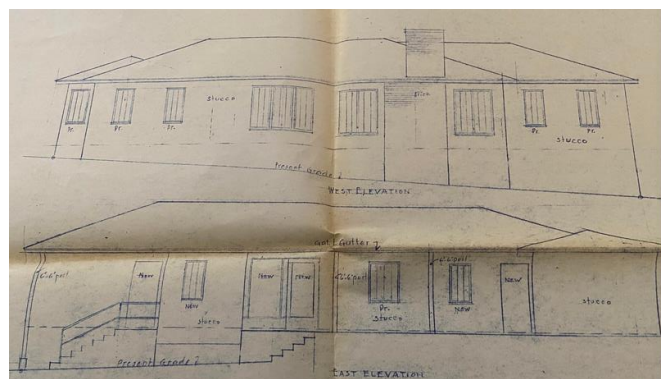
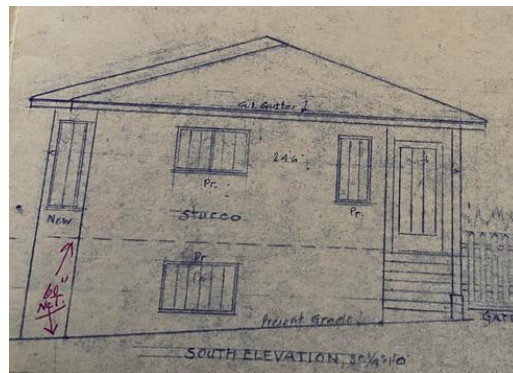


11. Alterations and changes:

- 1928 Detached Garage Addition
Building Permit #2057
Builder: Frederick Bigland--Listed in the Historic Context Statement. No biographical information is provided, but he is listed twice in the Historic Context statement on pages 44 and 88 as an important builder in Carmel.
Owner: Esther Teare—Not listed in the Historic Context Statement.
Description: Detached garage at SE front corner of lot. Pine and plaster. 10' x 20'
- 1941 Addition and Remodel
Building Permit #890
Builder: Carl Daniels, General Contractor--Not listed in the Historic Context Statement.
Owner: Mrs. James Ross--Not listed in the Historic Context Statement.
Description of work: Excavate to new floor line to create a 12' x 16' lower floor bedroom on front south elevation. Add new 11' x 12' bedroom on east side elevation.

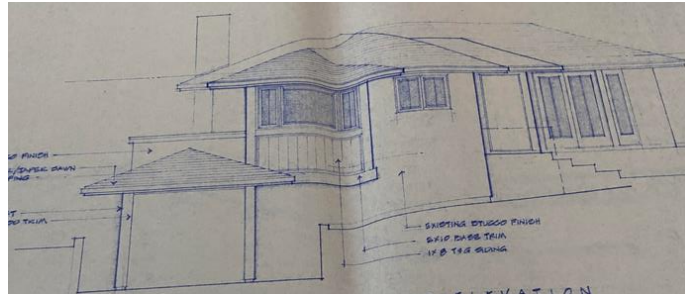


- 1950 Residential Addition
Building Permit 2101
Owner/Builder: Dale Vandervort--Not listed in the Historic Context Statement
Owner: Mrs. Matilda Ross--Not listed in the Historic Context Statement
Description: 100 sq. ft. stucco addition adjoining the living room.
- 1952 Remodel of Residence
Building Permit #2405
Builder: RL Kvenild--Not listed in the Historic Context Statement.
Owner: Matilda Ross--Not listed in the Historic Context Statement.
Description: Remove second story and raise grade to make existing residence one story. Add 7 new doors and windows. New chimney on west side elevation.



- 1985 Remodel and Bedroom Addition
Building Permit BP 85-29
Addition of 332 sq. ft.
Contractor: Tim Mallery--Not listed in the Historic Context Statement.
Architect: Alan Turpen-- Not listed in the Historic Context Statement.
Owner: Robert Walker--Not listed in the Historic Context Statement.

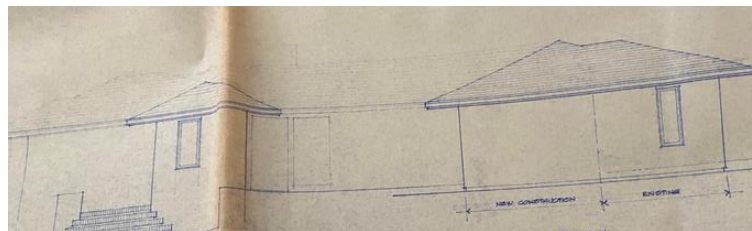
Scope: Addition constructed on east side near rear. Demolish existing detached garage on east side and construct new carport and driveway on west side. New sun deck on portion of roof of new carport. Two new bay windows on south elevation. New shake roof.



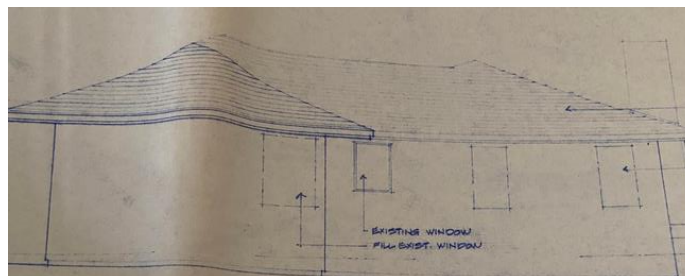
South Front Elevation



West Side Elevation



East Side Elevation



North Rear Elevation

- 2004 Re-Roof Building Permit
BP 04-82
Contractor: Ross Roofing
Owner: Betsy Walker--Not listed in the Historic Context Statement.
Description: Remove wood shake roof and replace with asphalt shingles

Findings: Staff is issuing a Determination of Ineligibility for the City's Historic Inventory for this residence. The residence was constructed in 1923 according to the note on the front of the paper property file, but the original plans are not in the file and the original designer is unknown. The earliest building permit in the file was for the addition of the detached garage on the east side of the property, constructed by Frederick Bigland, a significant designer listed in the Historic Context Statement. However, the detached garage was demolished as part of the 1985 remodel and the existing subgrade carport and roof deck was instead constructed on the west side of the property. The residence's existing windows match those depicted in the 1985 remodel plans. While these new windows have long rectangular panes and narrow, vertical muntins like the 1952 drawings, the existing windows are in different locations and have different dimensions from the 1952 plans. Therefore, the existing windows do not appear to be original. Staff finds that the residence has been significantly altered since its original construction.

Since the original plans are not in the file, there is no record of any individual of note constructing or living in the residence. In staff's opinion, the residence does not appear to exemplify any noteworthy architectural style listed in the Historic Context Statement. For these reasons, staff finds that the residence is not eligible for listing in the City's Inventory of Historic Resources.