



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On October 16, 2020 the Department of Community Planning & 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: 010-129-014
Current Owner: J T & Terri Britton Trs / OSBT Investments
Block/Lot: 33 / 2
Street Location: SEC Lincoln Street & 3rd Avenue
Lot size: 4,000 square feet
Original Date of Construction: circa 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 October 16, 2020 and ending at 5:00 P.M. on October 26, 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.

Marnie R Waffle

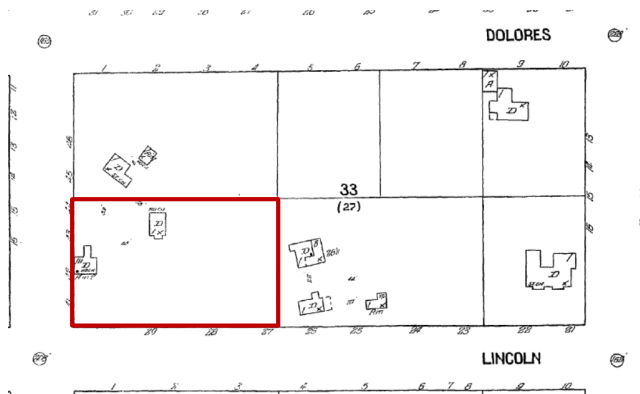
Marnie R. Waffle, AICP

Acting Community Planning & Building Director

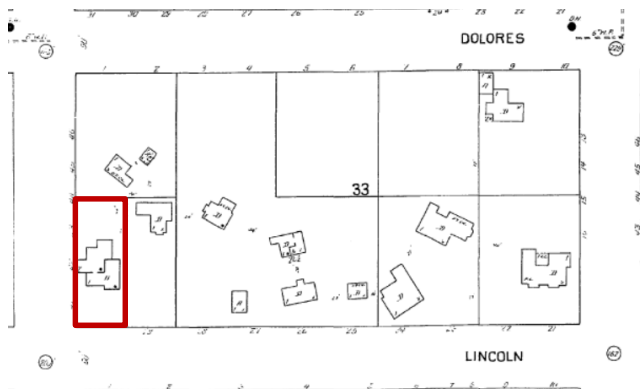
PSA 20-194 (Britton) Historic Evaluation

Date: September 11, 2020
Assessor's Parcel Number: 010-129-014
Current Owner: J T & Terri Britton Trs / OSBT Investments
Block/Lot: 33 / 2
Street Location: SEC Lincoln & 3rd Ave
Lot size: 4,000 square feet (40' x 100')
Date of Construction: circa 1923

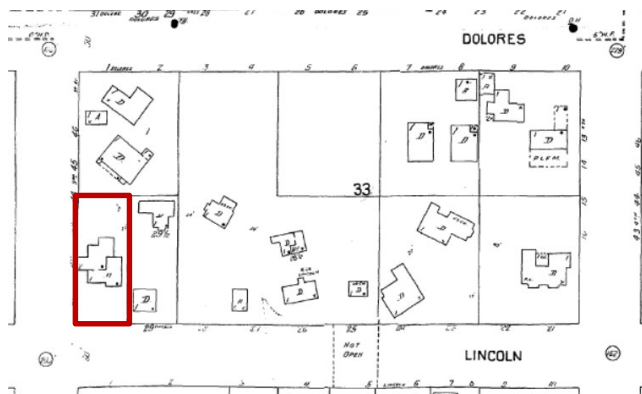
1. **Location:** Southeast Corner of Lincoln Street and 3rd Avenue
2. **Land Use & Community Character Element, Subdivision Chronology Map:** 1902
3. **Is the property listed on the Carmel Inventory?** No
4. **Has the property been reviewed previously for historical significance?** No
5. **Is the property located within the Archaeological Overlay Zone?** Yes
6. **Is the property identified on the Sandborn Maps?** Yes.



1924 Sandborn Map. SEC Lincoln & 3rd. Note: Single dwelling.



1930 Sandborn Map. SEC Lincoln & 3rd. Note: Two dwellings.



1962 Sandborn Map. SEC Lincoln & 3rd. Note: Two dwellings.

7. **Date of original building permit:** Not on file.

8. **Original and subsequent ownership (courtesy of the Local History Library):**

- 1895 April 18: Honore Escolle sold the entirety of Block 33 to Dr. Walter and Mary Saunders
- 1900 Nov 21: The Saunders sold the whole block to Frank H. Powers
- 1920 Sept: Ella Rigney gets building permit for Lot 4, Block 33 (she and William T. Rigney also [owned parts of Block 32](#))
- 1923 March: Ella Rigney gets building permit for Lot 2, Block 33
- 1920s: "Rigney Cottage in north Carmel," unknown if it's on Block 33 or their property on Block 32
- 1929 Feb: [Carrie L. Comings buys part of the Rigney property to use as a vacation home](#)
- 1929 Feb 8: Carrie Comings gets a building permit for Lots 2 and 4 of Block 33. Hugh Comstock is listed as the contractor.
- 1930 & 1933: Comings listed at Lincoln & 3rd in the directories (lots of gaps in 1930s-1940s)
- 1939 & 1941: Comings not listed in Carmel at all
- 1942: According to [her obit](#), Comings came back to live full time in Carmel at Carmelo & 12th, after her retirement
- 1947 (next directory after 1941): Comings listed at Carmelo near 12th
- 1946 Jan: [Ella Rigney passes away](#)
- 1948 Nov: [Comings passes away](#)
- 1950s (no specific year given): Title for Lot 2 listed as S. M. Gustafson. Lot 4 listed as C. Ingram
- 1953 directory: Victoria and Charlotte Ingram listed at E/S Lincoln 4 South of 2nd Avenue. Carol Clark listed at E/S Lincoln 5 South of 2nd Avenue
- 1954/55 directory: Victoria Ingram listed at E/S Lincoln 1 South of 3rd Avenue. Carol Clark listed at E/S Lincoln 2 South of 3rd Avenue
- 1959 directory: Victoria Ingram listed at E/S Lincoln 1 South of 3rd Avenue. Charles Clark listed at E/S Lincoln 2 South of 3rd Avenue

9. **Information on the original designer/builder:** Unknown. Hugh Comstock constructs addition in 1929.

10. Alterations and changes to the residence/property:

- a) March 1923. Building Permit 534. Owner: Rigney. Permit not on file.
- b) March 8, 1929. Building Permit 2108. Owner: Carrie Commings. Contractor: Hugh Comstock. Block 33, Lots 2 & 4. Board & Batten residence addition. Permit on file, no plans.
- c) April 1, 1955. Permit #19. Owner: F.C. Knapp-Smith. Block 33, Lot 2. Install TV antenna.
- d) June 30, 1998. Permit #98-101. Owner: George Fitzsimmons. Contractor: Lambert Roofing. Block 33, Lot S2. Reroof-hot mop.
- e) March 28, 2012. Permit No. 12-48R. Owner: Jeff Britton. Contractor: Langs Peninsula Roofing. Block 33, Lot 2. Remove and replace hot mop roof, install new wood post railing on roof top deck.
- f) July 3, 2002. Permit No. SA 02-1. Owner: Jeff Britton. Surveyor: Jon Hagemeyer. Block 33, Lot 2. Preliminary site assessment. Report notes "potential historic resource". Survey on file.

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



North (left) and West (right) Elevations



North (3rd Avenue)



Northeast



Southeast



West Elevation (Roof Deck above)