



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On November 13, 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: 010-029-019

Current Owner: Daniel and Ana Pressey

Block: 39, Lot: 2 Street Location: SE corner of Santa Fe and 3rd Avenue

Lot size: 4,000 square feet

Original Date of Construction: 1930

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 Friday, November 13, 2020, and ending at 5:00 P.M. on Monday, November 23, 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

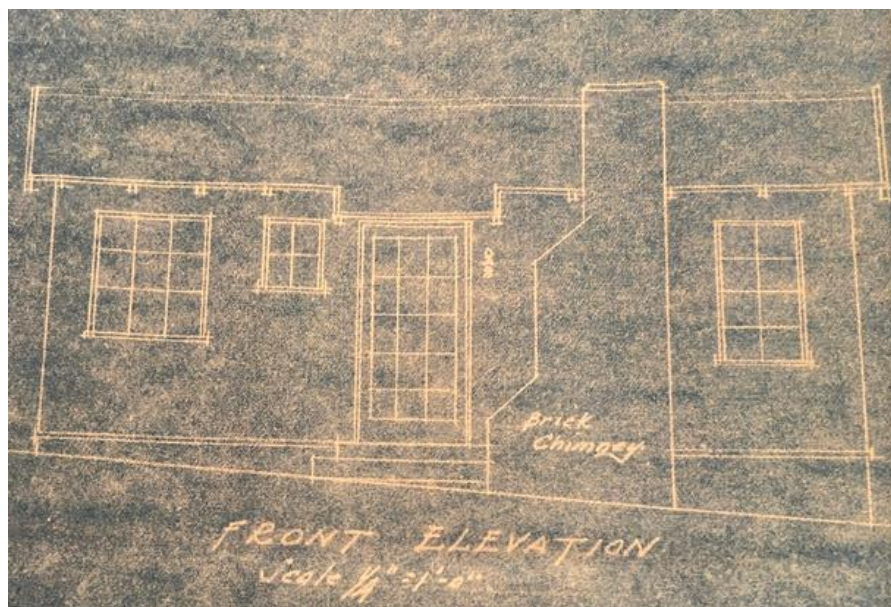
Catherine Tarone, Assistant Planner

PSA 20-220 (Pressey) Staff Historic Evaluation

Date: October 22, 2020
APN: 010-029-019
Block: 39, Lot: 2
Lot Size: 4,000 square feet
Assessor: Year Built: 1931 (according to Monterey County Assessor)
Living Area: 849 square feet (according to Monterey County Assessor)

1. **Location:** SE corner of Santa Fe and 3rd Avenue
2. **Is it on the Inventory?** No
3. **Has it been reviewed previously?** No
4. **Land Use & Community Character Element, Subdivision Chronology Map:** 1888
5. **Sanborn Maps:** Area not depicted on the Sanborn Maps
6. **Date of construction:** May 1930
7. **Original building permit:** #2277
8. **Info on designer/builder:** Sam J. Miller—Not Listed in the Carmel Historic Context Statement.
9. **Materials:** Stucco and Studded
10. **Original Owner of Residence:** Elizabeth McClung White—Not Listed in the Carmel Historic Context Statement; however she was a realtor, and the original owner and developer of the Sand and Sea subdivision in Carmel, which was deemed non-historic.
11. **Additional 1930 Building Permit:** #2308. August 1930. The scope of the work is not provided, but the cost is \$170, a much smaller scope of work than the construction of the residence. The owner is Elizabeth M. White. The Designer is Sam J. Miller, both not listed in the Carmel Historic Context Statement.
12. **Original Plans:**

PSA 20-220 (Pressey)
Staff Historic Evaluation
November 13, 2020



13. Current Photographs of Residence:



Entry on North Elevation and partial West Elevation



West Elevation



East Elevation



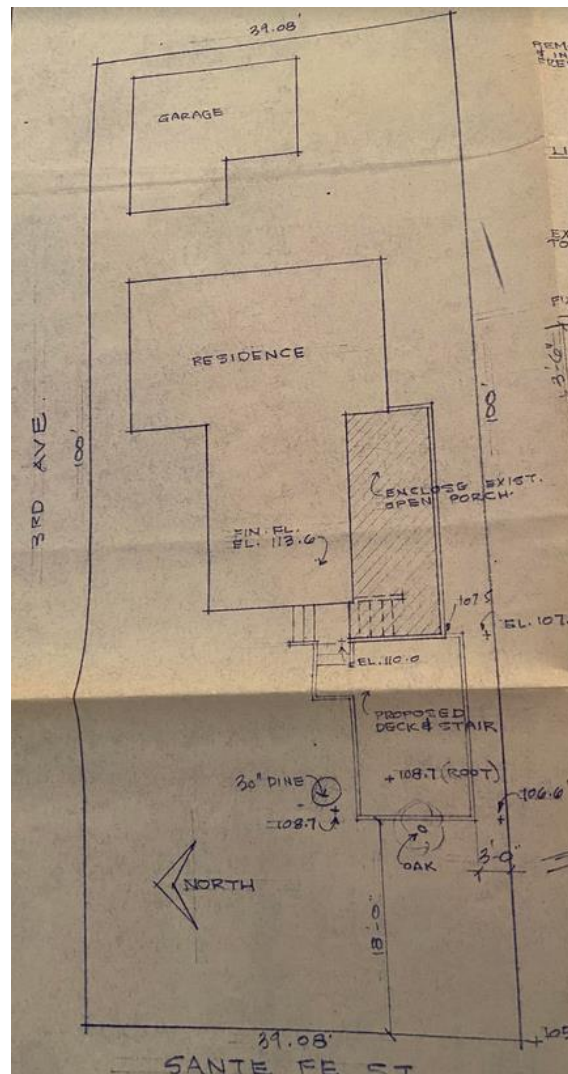
South Elevation

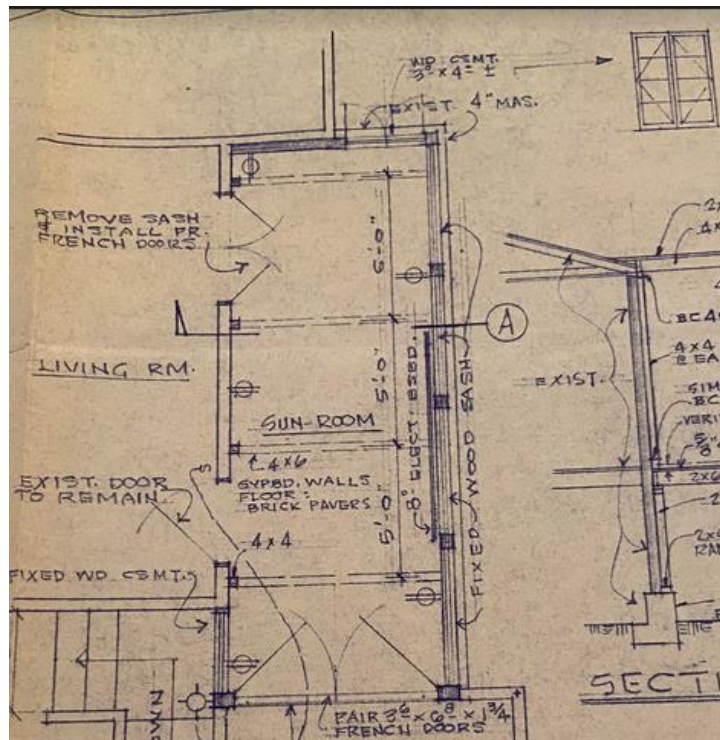
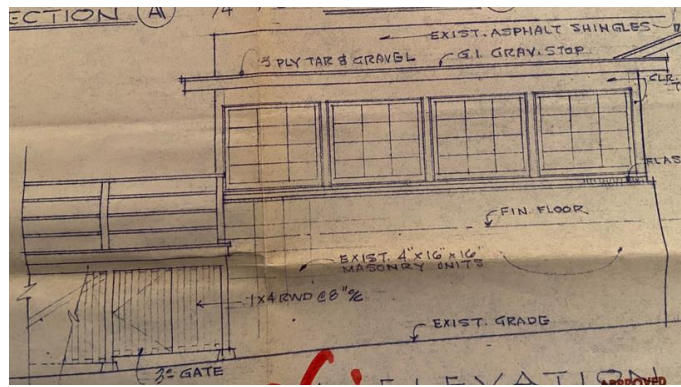
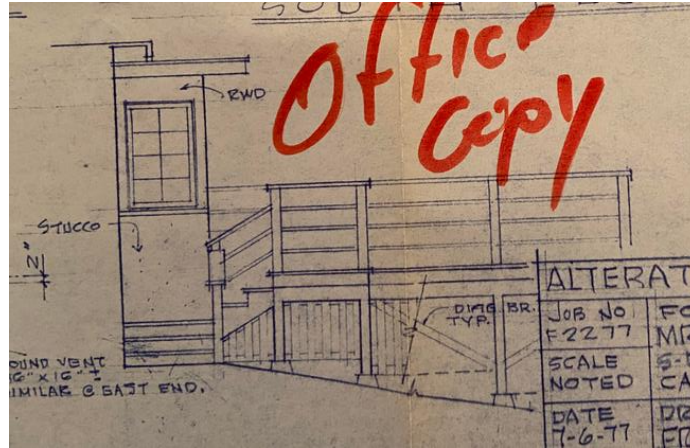


North Elevation, West Elevation and South Elevation of the Detached Garage

14. Alterations and changes:

- 1977 Addition: Enclosure of Existing Porch
Building Permit: BP 77-150
Contractor: Frank Weston—Not Listed in the Carmel Historic Context Statement
Owner: Mr. and Mrs. John H. Blades—Not Listed in the Carmel Historic Context Statement
Scope: Construct a 176 square foot addition by enclosing the existing open porch on southwest side of building to create a second floor sunroom. Construct new raised deck and stair on west elevation. Enclosed addition has shed roof with a tar and gravel finish. Four divided light, fixed wood sash windows were installed along the upper-floor south side elevation and one on the rear east elevation.





- 2010 Replacement of 2 Divided Light, Double Casement Wood Windows
Design Study DS 10-110 (Ziehm)
Contractor: Home Depot
Owner: Howard Ziehm—Not Listed in the Historic Context Statement
Scope: The replacement of two wood, unclad, divided light, double casement windows with new wood Home Depot windows. The original windows are depicted below:



The two windows were replaced with double casement, solid pane windows that are wood clad with aluminum, despite the condition of approval on the Design Study for wood, unclad windows, depicted in the below photographs:



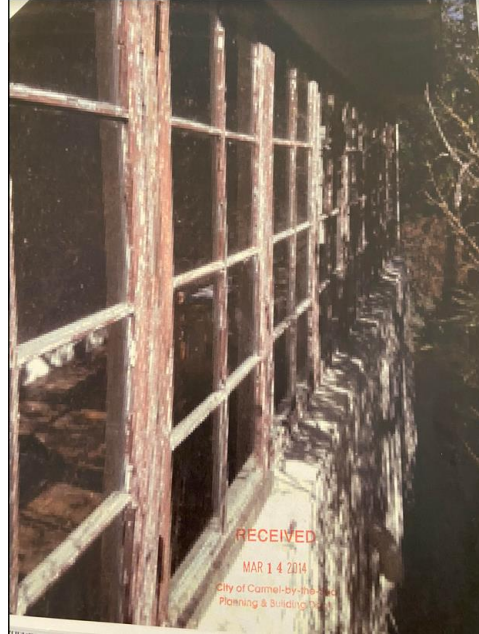
- 2014 Replacement of Five Wood Divided Light Windows at the Upper-Floor Sun Room

Design Study: DS 14-27 (Ziehm)

Contractor: North Bay Permit Services—Not Listed in the Carmel Historic Context Statement

Owner: Howard Ziehm—Not Listed in the Carmel Historic Context Statement

Scope: Replace 4 windows on the south elevation and one window on the rear east elevation of the upper-floor sunroom. The existing windows are wood, unclad divided light. New windows are in the same footprint but are solid pane with no divided lights. The material of the new windows is wood clad with aluminum.



Findings: Staff is issuing a Determination of Ineligibility for the City's Historic Inventory for this residence. The residence was not constructed or owned by any individual listed in the Carmel Historic Context Statement. In staff's opinion, the residence has been substantially altered and does not embody any style listed in the Carmel Historic Context Statement. While the residence possesses Craftsman-style exposed rafter eaves, wide fascia boards, decorative corbels at the roof gables and at least one original tripartite window, it has stucco rather than wood siding and a roofline altered with a shed roof constructed in 1977 on southwest side facing Santa Fe. Finally, the two replacement double casement windows on the south side and rear east elevation as well as all windows on the 1977 upper-floor sunroom addition, were originally wood, divided light,

but have been replaced with incompatible wood aluminum-clad, solid light windows. This residence is not a good example of the Craftsman style due to inconsistent design features and alterations to the original design features.

Similarly, this residence is not a good example of Vernacular Carmel which is defined in Section 5.4 of the *Carmel Historic Context Statement* as, *“A taste for simplicity, often articulated by the use of shingles or board-and-batten siding...Other features which regularly appear regardless of architectural style include “Dutch” doors, which can be opened on the top and left closed on the bottom...one story cottages typical of turn of the century housing elsewhere in the country. A hipped roof and box-like proportions are the hallmarks of this genre. They could be sided with narrow or medium clapboard, shingles, or clear heart redwood board and batten. Typical features include...porches attached to the façade or tucked into one corner, and double-hung or fixed sash windows with decorative patterns of muntins in the smaller upper sash. Details of such cottages related them either to the Victorian era Queen Anne style, the Colonial Revival style... or the Craftsman style (exposed rafters in the eaves, tripartite windows).”*

This residence’s stucco siding is not characteristic of Vernacular Carmel architecture. The original southwest side porch was enclosed as a sunroom in 1977. Finally, the original windows were not double hung as is characteristic of Vernacular Carmel Architecture, but were wood divided light double or triple casement. Additionally, solid pane aluminum clad wood windows that are incompatible with the original windows were installed on the south side and rear east elevations.

While this residence appears to be constructed of stucco-covered concrete block, it does not appear to be Carmel Thermotite, which was a unique, fireproof, interlocking, hollow, concrete construction material manufactured in Carmel from 1922 to 1931, and mentioned in the Carmel Historic Context Statement (see Figure 1 comparison photographs below).



Figure 1. Flanders Mansion Carmel Thermotite Concrete on Left and Subject Residence Stucco-Covered Concrete Block on Right

Flanders Mansion is an example of Carmel Thermotite concrete block construction; however, the concrete blocks of the Flanders Mansion are more oblong where this residence's concrete blocks are square and are covered with a layer of stucco, obscuring the texture and color of the underlying concrete. The original 1930 plans list the siding as "stucco" and the 1977 plans list the siding as 4" x 16" x 16" masonry units, and there is no mention of Carmel Thermotite. For these reasons, staff finds that the residence is not eligible for listing in the City's Inventory of Historic Resources and is issuing a Determination of Ineligibility for the Carmel Historic Inventory.