



CARMEL-BY-THE-SEA
PRELIMINARY DETERMINATION
OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On March 29, 2021, 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: 010-279-014

Current Owner: MIKE MALAMUT RI LLC

Block: 80

Lot: S ½ 3, N ½ 5

Street Location: Santa Fe 2 SW Ocean

Date Constructed: 1924

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 March 29, 2021, and ending at 5:00 p.m. on Thursday, April 8, 2021. 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, Associate Planner

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

March 24, 2021

Evan Kort, Assistant Planner
City of Carmel-by-the-Sea
PO Box CC
Carmel, CA 93921

Re: Historic Assessment for Santa Fe St. 2 SW of Ocean Ave., Carmel-by-the-Sea, CA
APN. 010-081-015-000 (Malamut)

Dear Mr. Kort:

This letter states the findings of historic significance, based on our research and conditions assessment of the property located at Santa Fe Street 2 SW of Ocean Avenue, Carmel-by-the-Sea, California. Located on Block 80, Lots S ½ 3, N ½ 5, the property contains a highly modified two-story, wood-framed house constructed in the Vernacular style. The house features an irregular plan, with gable roofs and a second-story side gable with a recent bay window. Fenestration consists of multi-pane, wood casement windows and recent windows placed in original and new openings. Wood shingles clad the walls; asphalt shingles clad the roof. Additions in the 1980s and 1990s have modified the two-story building formerly occupied by Daisy Bostick (**Figures 1 - 4**).



Figures 1 and 2. Left image shows the east (Santa Fe St.) elevation. Right image details the east and north elevations. The stairwell and shed-roofed dining room additions (arrows) were installed in 1983. The bathroom addition to the first floor (arrow) was installed in 1993.

The original house has been highly altered. The front elevation's hipped roof projection has received sliding glass doors added in the 1960s and a bathroom addition that extended the north roof projection in 1993. A dining room that projected from the south elevation during Daisy Bostick's occupancy was removed in 1983 and the dining room added as a shed roof to the north elevation.



Figures 3 and 4. Left image details the east elevation, southeast corner, showing sliding glass doors and upper-floor bay window added in the 1990s. Right image looks east along the south elevation, showing sliding glass doors added in the 1960s. The original dining room was removed in 1983.

Building Chronology

The following lists the permits available for the property:

- Permit No. 773, 5/1924: Construct cottage for Daisy Bostick with board-and-batten siding.
- Estimated Date, Prior to 1930: Construct garage at lot's northeast corner facing Santa Fe Street (garage appears on 1930 Sanborn map).
- Permit No. 349, 1/1938: Daisy Bostick additions to 2-story house, Maynard McEntire, builder.
- Estimated Date, circa-1960s. Add sliding glass doors to first floor east elevation and to south elevation.
- Permit No. 83-178, 11/1983: Remove south-elevation dining room, build shed-roofed dining room on north elevation, extend master bedroom, build rear deck. Remove existing garage.
- Permit No. 84-23, 2/1984. Build second-story rear deck.
- Permit No. 93-129, 7/93: Enlarge bathroom by extending east-elevation hipped-roof section to the north.
- Estimated Date, circa-1990s. Add bay window to opening on second floor, east elevation. Reroof building.

Summary Property History

In 1924, San Jose schoolteacher Daisy Bostick applied for a permit to construct a cottage at the subject property. This purchase would begin her longtime residency in Carmel-by-the-Sea until her passing in 1970. The original house, as it appears on the 1930 Sanborn map below (**Figure 5**), was a gable-roofed board-and-batten cottage with a dining room projecting from the south elevation.

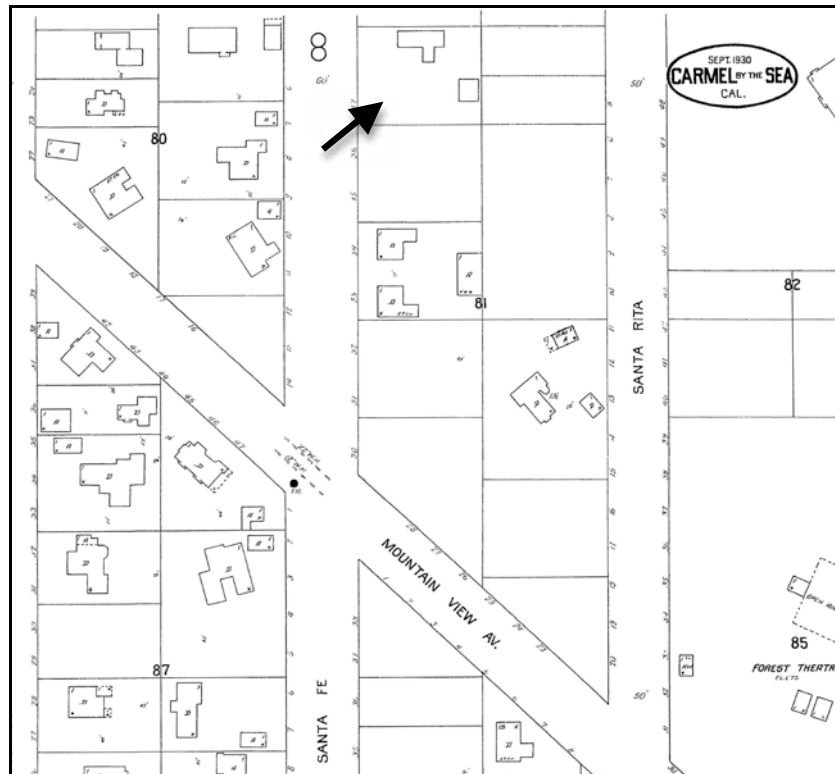


Figure 5. 1930 Sanborn map showing the subject property with an arrow.

Daisy Bostick arrived as Carmel became known as a bucolic center for arts and culture. She would become one of the city’s leading advocates, historians, and promoters of all things Carmel. Soon after her arrival in town, she began working in real estate and formed a partnership with Kenneth Wood. The firm Bostick and Wood had offices at the corner of San Carlos Street and Ocean Avenue.¹

The first decades of the Twentieth Century also saw the development of the City’s public voice: *The Carmel Pine Cone*. Established in 1915 by William Overstreet using a second-hand press in a room behind the post office, the *Carmel Pine Cone* continues to be the news source for both Carmelites and Monterey-peninsula residents.² Daisy Bostick’s experiences of over five decades residing in Carmel would be chronicled by the newspaper; she was part-owner of the *Pine Cone* during her real

¹ *Polk’s Salinas, Monterey, Pacific Grove and Carmel City Directories: 1926-1947.*

² *Historic Context Statement, Carmel-by-the-Sea, 1996, 1997, 2008, 31.*

estate-sales years and subsequently became business editor and regular author of numerous articles published by the *Pine Cone* in the 1940s, 1950s and 1960s.

Daisy Bostick (1882 - 1970) became the unofficial chronicler of Carmel life. In addition to her regular contributions to the *Carmel Pine Cone*, she wrote a history of Carmel, *Carmel Today and Yesterday* (1945), and *Carmel at Work and Play* (1925).³

Local city directories list Daisy Bostick at the subject property address from 1926 to 1941. In 1947, local city directories list her at 2nd Avenue and Monterey Street. This property (APN 010-183-004) is listed as Carmel Local Landmark Number 273: The Daisy F.D. Bostick Cottage. She clearly is a significant person in Carmel history and the house she occupied in the 1940s, the Daisy F.D. Bostick Cottage, establishes a property associated with her life.

Regulatory Framework: National Register, California Register and City of Carmel-by-the-Sea Historic Significance

National Register of Historic Places (National Register)

The National Historic Preservation Act of 1966 authorized the Secretary of the Interior to create the National Register of Historic Places. Districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture are eligible for listing if they meet at least one of four criteria.⁴ Eligible resources are those

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Eligible resources must also retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey the relevant historic significance.⁵ The seven aspects of integrity are described in a separate section below.

California Register of Historical Resources (California Register)

A resource is eligible for listing in the California Register of Historical Resources if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

³ "Daisy Bostick, Carmel Chronicler Succumbs," *Monterey Peninsula Herald*, 10/26/1970.

⁴ 16 U.S.C. 470, *et seq.*, as amended. 36 C.F.R. § 60.1(a).

⁵ 36 C.F.R. § 60.4.

2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.⁶

The California Code of Regulations notes that integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic resources and convey the reasons for their significance.

The same seven aspects of integrity are considered when evaluating resources for listing on the National Register and California Register: location, design, setting, materials, workmanship, feeling, and association. Alterations over time may themselves be significant.

Historic Integrity

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation defines **historic integrity** as "the ability of a property to convey its significance." Historic properties either retain their integrity or they do not. To retain integrity, a resource should retain most of the seven aspects of integrity:

1. **Location:** the place where the historic property was constructed or the place where the historic event occurred.
2. **Design:** the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting:** the physical environment of a historic property.
4. **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling:** a property's expression of the aesthetic or historic sense of a particular period of time.
7. **Association:** the direct link between an important historic event or person and a historic property.

National Register Bulletin 15 notes that evaluating historic integrity may be a subjective analysis, but is always based on understanding the property's physical features and how they relate to the property's historic significance. After establishing the property's historic significance, the evaluator assesses integrity using *National Register Bulletin 15*'s four-step approach:

1. Define the essential physical features that must be present for a property to represent its significance.

⁶ California Public Resources Code § 5024.1(c).

2. Determine whether the essential physical features are visible enough to convey their significance.
3. Determine whether the property needs to be compared with similar properties. And,
4. Determine, based on the significance and essential physical features, which aspects of integrity are particularly vital to the property being nominated and if they are present.

National Register Bulletin 15 emphasizes that “ultimately, the question of integrity is answered by whether or not the property retains the identity for which it is significant.”⁷

Carmel-by-the-Sea Historic Significance

The City of Carmel-by-the-Sea’s historic preservation ordinance is contained in the Municipal Code, *Chapter 17.32 – Historic Preservation*. The criteria for eligibility for listing on the City’s Historic Resources Inventory (HRI) are:

- A. Should be representative of at least one theme included in the Historic Context Statement.
- B. Shall retain substantial integrity according to the Federal definition and evaluation methodology for historic integrity as detailed in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.
- C. Should be a minimum of 50 years of age and shall meet at least one of the four criteria for listing on the California Register at a national or statewide level of significance (primary resource) or at a regional or local level of significance (local resource) per CEQA Guidelines Section 15064.5(a)(3).
- D. To qualify for the Carmel Inventory, an historic resource eligible under California Register Criterion No. 3 (subsection (C)(3) of this section) only, should:
 1. Have been designed and/or constructed by an architect, designer/builder or contractor whose work has contributed to the unique sense of time and place recognized as significant in the Historic Context Statement; or
 2. Have been designed and/or constructed by a previously unknown architect, designer/builder or contractor if there is substantial, factual evidence that the architect, designer/builder or contractor contributed to one or more of the historic contexts of the City to an extent consistent with other architects, designer/builders or contractors identified within the Historic Context Statement; or
 3. Be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement; or
 4. Display a rare style or type for which special consideration should be given. Properties that display particularly rare architectural styles and vernacular/utilitarian types shall be given special consideration due to their particularly unusual qualities. Such rare examples, which contribute to diversity in the community, need not have been designed by known architects, designer/builders or contractors. Rather, rare styles and types that contribute to Carmel’s unique sense of time and place shall be deemed significant.

⁷ U.S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, U.S. Department of the Interior, 1997).

Evaluation of Historic Significance

National and California Register Significance

The National (NR) and California (CR) registers have the same four-part criteria. The criteria break down into Association with a *significant event* (NR - A; CR - 1); Association with a *significant person* (NR - B; CR - 2); Association with *architectural design and/or construction method* (NR - C; CR - 3); and *Information potential* (NR - D; CR - 4).

Given the disturbed nature of the site and development of the area, the subject property does not appear to qualify under the fourth criterion, archaeological/informational potential (NR - D; CR - 4). An archaeological study is out of the scope of work for this report and would be addressed by the City of Carmel, if deemed necessary.

With the substantial alterations to the original Daisy Bostick cottage, the subject house no longer possesses sufficient historic integrity for listing on the National or California registers. The alterations listed above are substantial and impact all visible elevations of the building. In its present condition, the subject building can no longer communicate its historic significance as a vernacular cottage associated with the Daisy Bostick ownership period of 1924-1941.

Historic Integrity Analysis

The following lists the seven aspects of historic integrity with a response in italics:

1. **Location.** The house is in its original location and maintains integrity of location.
2. **Design.** The additions in the 1960s – 1990s, including the sliding glass door additions to the east (front and primary) and south elevations; the bay window addition to the east elevation’s second story, the removal of the Daisy Bostick dining room on the south elevation, the stairwell addition to the east elevation and the building’s modified fenestration pattern have substantially removed the integrity of design from the original Vernacular building.
3. **Setting.** The house retains integrity of setting among the residential buildings in Carmel.
4. **Materials.** The substantial alterations in incompatible materials, such as modern windows, sliding glass doors, fixed-glass windows, modern roof forms and massing and replaced wall cladding have compromised substantially the integrity of materials.
5. **Workmanship.** The numerous alterations have removed integrity of workmanship from the original design.
6. **Feeling.** The house no longer retains integrity of feeling as a simplified vernacular building.
7. **Association.** The house no longer retains integrity of association as an example of an early residence by one of Carmel’s leading residents, Daisy Bostick.

Carmel-by-the-Sea Historic Significance

In addition to the integrity issues present, the subject building does not qualify for the Carmel-by-the-Sea Historic Resources Inventory (HRI) under the theme *Development of Art and Culture (1904-1965)* because of the substantial alterations that have removed historic integrity from the original house. The subject property is not eligible for the Carmel-By-the-Sea HRI.

It should be noted that a property associated with Daisy Bostick is presently on the Carmel Historic Inventory. Located at 2nd Avenue and Monterey Street (APN 010-183-004) this property is listed as Carmel Local Landmark Number 273: The Daisy F.D. Bostick Cottage.

Conclusions

In conclusion, the property located at Santa Fe Street 2 SW of Ocean Avenue does not qualify as an individual historic resource under National- or State of California-register criteria; nor does it qualify for inclusion on the Carmel-by-the-Sea Historic Resources Inventory. A Determination of Ineligibility is recommended for the subject property.

Please contact me if you have any questions about this evaluation.

Sincerely,

A handwritten signature in cursive script that reads "Seth Bergstein".

Seth A. Bergstein, Principal