



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On April 15, 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.

Assessor's Parcel Number: 010-281-021

Current Owner: Carla W. Scudellari Trust

Block: AA, Lot: 14

Street Location: Camino Real, 6 SE of 12th Avenue

Original Date of Construction: 1961; Building size: 4,000 square feet

A Determination of Ineligibility was first issued for this property on November 12, 2010.

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, April 15, 2021, and ending at 5:00 P.M. on Monday, April 26, 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 5 years.

Catherine Tarone

Catherine Tarone, Assistant Planner



CARMEL-BY-THE-SEA

NOTICE OF INELIGIBILITY

For The Carmel Historic Resources Inventory

On 12 November 2010 the Department of Planning and Building determined that the property identified below does not constitute an historic resource.

Assessors Parcel Number: 010-281-021
Current Owner: Rich & Carla Scudellari
Block AA
Lot 14
Street Location Camino Real, 6SE of 12th

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.

This determination shall remain valid for a period of five (5) years and shall expire on 12 November 2015.

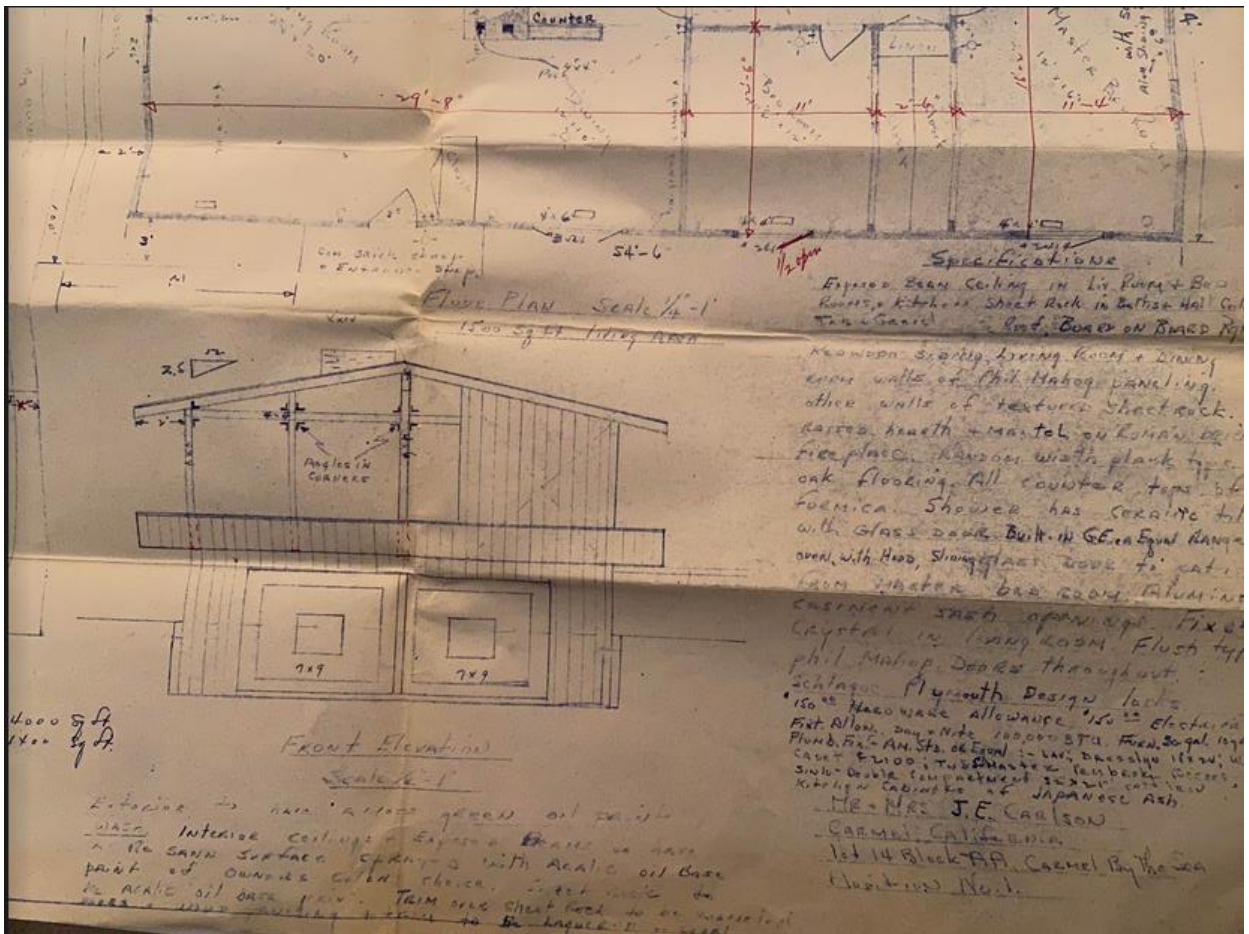


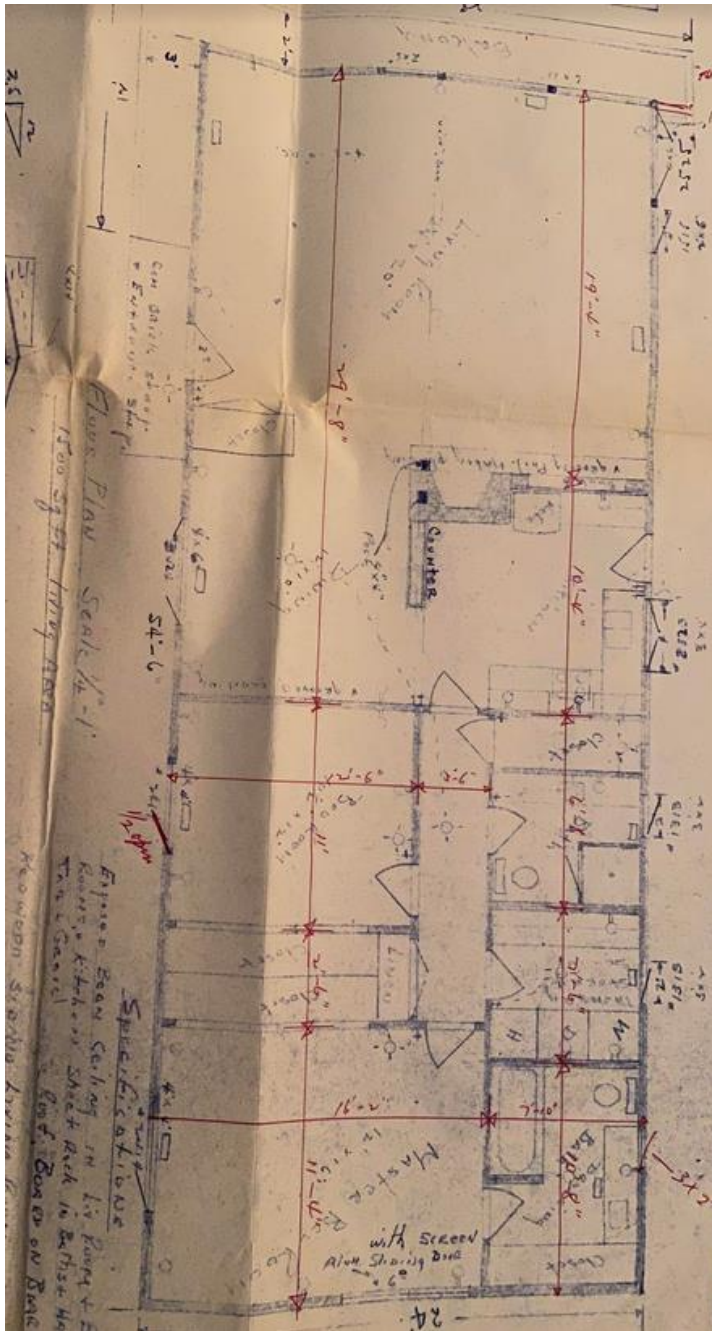
Sean Conroy, Planning & Building Services Manager

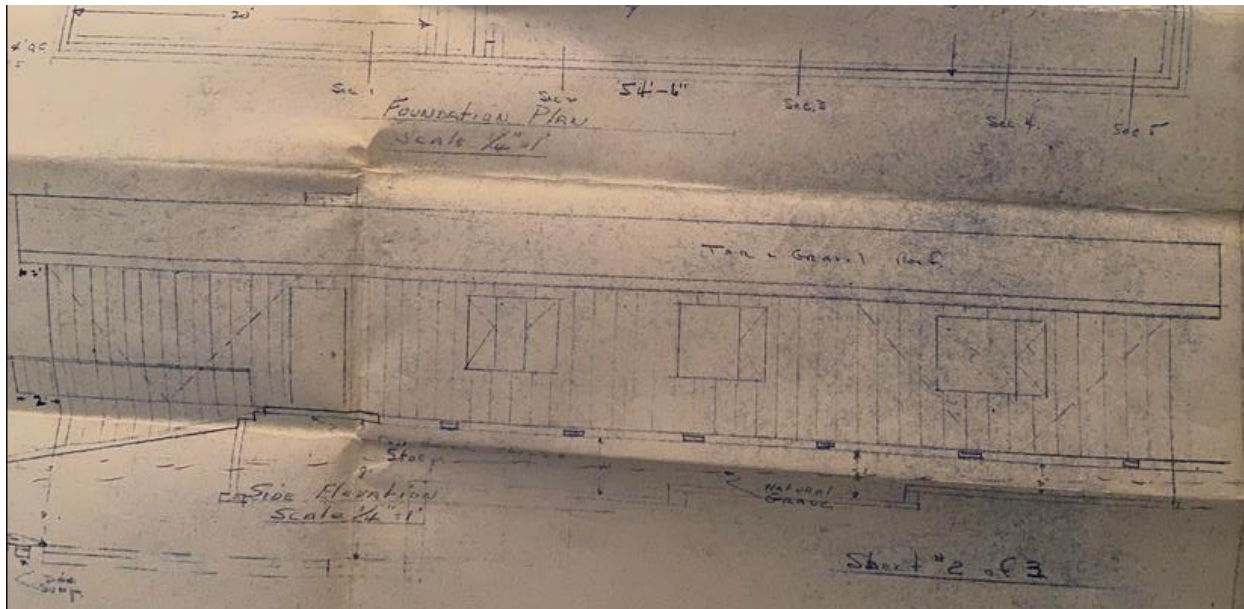
PSA 21-051 (Scudellari) Staff Historic Evaluation

Date: April 14, 2021
APN: 010-281-021
Block: AA, Lot: 14
Lot Size: 4,000 square feet
Year Built: 1961
Living Area: 1,952.94 square feet (2011 Approved plans for BP 11-129R)

1. **Location:** Camino Real, 6 Southeast of 12th Avenue
2. **Is it on the Inventory?** No
3. **Has it been reviewed previously?** On November 12, 2010, Planning Department staff issued a Determination of Ineligibility for this residence. The basis for the determination was that the property lacks sufficient age to be considered historic. The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea. And finally, 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.
4. **Land Use & Community Character Element, Subdivision Chronology Map:** 1908
5. **Date of construction:** February 7, 1961
6. **Original building permit:** #3635
7. **Info on designer/builder:** J. C. Lewis-Not Listed in the Carmel Historic Context Statement.
8. **Materials:** Douglas fir framing, vertical redwood siding. Single story, single-family residence. Tar and gravel roof. Aluminum casement sash openings.
9. **Original Owner of Residence:** Mr. and Mrs. Jerry E. Carlson—Not Listed in the Carmel Historic Context Statement.
10. **Original Plans:**







Office of the Building Inspector Carmel, California		APPLICATION FOR BUILDING PERMIT		PERMIT NUMBER 3675	
Class of Occupancy <i>SF Res.</i>	Valuation <i>17,000.00</i>	Fire Zone <i>3</i>	Block <i>AA</i>		
Type of Construction <i>FRAME</i>	Permit Fee <i>34.00</i>	Use Zone <i>R1</i>	Lot <i>14</i>		
Applicant—fill in between Heavy Lines Only					
CONTRACTOR	Name <i>J.C. Lewis</i>		OWNER	Name <i>Jersey E. CARLSON</i>	
	Address <i>P.O. Box 5361 Carmel, Calif. 47577</i>			Address <i>Grand Avenue Carmel, Calif.</i>	
Architect or Eng.	Name _____ Address _____ License Nos. _____ Calif. _____ Carmel		I hereby acknowledge that I have read this application and state that it is correct and agree to comply with ALL City Ordinances and State Laws regulating building construction.		
Legal Description	Lot No. <i>14</i> Block <i>AA</i> Tract <i>14</i>		Signature of Owner or Agent: <i>J.C. Lewis</i>		
	Size of Site <i>40 x 100</i> Area of Site <i>4000</i>		Building Address <i>15 Communal Avenue 12 + 13 ch</i>		
Number and Use of Buildings Now on Site <i>None</i>		Est. of Bldg. Costs <i>15,000.00</i>			
DESCRIPTION OF WORK					
Materials and Type of Construction <i>Douglas Fir Framing - Redwood Siding</i>					
Bldg. to be Used For <i>Dwelling - single family residence</i>					
New <i>yes</i>	Area of Site to be Covered in Square Feet	No. Stories	CAR STORAGE		
Addition	Existing _____	No. Rooms	Garage <i>yes</i>		
Alteration	New <i>1400 sq. ft.</i>	Roof Surface	Carport		
	TOTAL <i>1400 sq. ft.</i>	Fireplace	Driveway Permit No. <i>615</i>		
Plans and Specifications Accompanying this Application Are Made a Part Hereof.					
CORRECTIONS AND ADDITIONS TO PLANS AND SPECIFICATIONS					
APPROVED BY PLANNING COMMISSION			FINAL APPROVAL		
Res. No. _____	Date _____	Date <i>Feb 7 1961</i>			
Certified by _____		<i>Logg Adams</i>			
Secretary _____		Building Inspector			

CARMEL BUILDING PERMIT N^o 3635
 MUST BE POSTED ON THE JOB AT ALL TIMES
 E/s Camino Real, bet 12th. & 13th.

Job Address
 Subdiv. Lewis Lot 14 Block AA
 Contractor Lewis Owner Carlson
 Type of Construction Wood/Frame Building Use 2 Story Res.
 Building Inspector *[Signature]* Date Feb. 7, 1961
 CARMEL CITY HALL - BUILDING INSPECTORS OFFICE - PHONE MA 4-6835

Plans Approved by Planning Commission Resolution No.
 Driveway Permit No. 615 issued by Street Supt.

All work done under this permit must conform to the approved Plans and Specifications as filed with the Building Inspector, also the regulations of the "Uniform Building Code," the California State Housing Act, and the Carmel Municipal Code.

INSPECTION RECORD	
A. FOUNDATIONS	NO PLUMBING, GAS or ELECTRICAL INSPECTION WILL BE MADE UNLESS PERMITS FOR SUCH WORK HAVE BEEN OBTAINED.
1. Location-Excavation	
2. Forms-Materials	
Pour no concrete until above is signed.	
B. STRUCTURAL - Wood	F. PLUMBING Permit 7106
1. Floors-Vents-Etc.	By Allen & Sumner
2. Frame-Firestops-etc.	1. Rough Plumbing
3. Roof Structure	2. Vents
C. CONCRETE & MASONRY	3. House Lateral
1. Poured Concrete Walls	a. Disposal System
2. Concrete Floors & Roofs	4. Fixtures
3. Concrete Block Walls	G. GAS PIPE & APPLIANCES
4. Brick & Adobe Walls	Permit 3258
5. Chimneys-Fireplaces	By Allen & Sumner
WALLS APPROVED TO COVER	1. Pipe & Test
D. SHEET METAL WORK	2. Vents & Flues
1. Roof Flashing	3. Appliances
2. Fire Doors, etc.	ELECTRICIANS:—No wiring to be started until this space has been signed
3. Heat Ducts	H. ELECTRICAL Permit 2987
E. FINISH	By Dick Shelton
1. EXTERIOR	1. Service & Panel
Lathe	2. Conduit
Stucco	3. Rough Wiring
Wood	4. Fixtures
FINAL INSPECTION	
Date	

WARNING: Trees on the Streets of Carmel are Public Property and under city control. Permission to remove trees in streets may be obtained only from the City Council.

11. 2011 Photograph of the Residence:



12. Current 2021 Photographs of the Residence:



Front West Elevation



North Side Elevation



South Side Elevation (near the front)



South Side Elevation



Rear East Elevation

13. Alterations and changes

- 1996 Reroof Application
BP 96-141
Builder: Scudder Roofing—Not Listed in the Carmel Historic Context Statement
Scope: Installation of Composition shingle roofing and removal of tar and gravel.
- 1997 Replace existing windows and existing doors, new skylights and roof dormers, changes to patios in the rear yard and north and south side yards.
BP 97-261
Architect: Gretchen Flesher, Flesher and Foster Architects
Owner: John and Mary Jensen
- 2011 Remodel and Addition.
BP 11-129 R.
Addition of 65.77 square feet and the conversion of the existing two-car lower-floor garage to a basement garage by grading down several more feet and converting half of the garage into a basement bedroom as well as changing the front windows and adding a front entry and stone retaining wall at the garage and front stone retaining wall.

Findings: Staff and the Planning Director find that this residence is ineligible for listing on the City's Historical Inventory since the property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes. Carmel Planning Staff issued an initial Determination of Ineligibility on November 12, 2010. And then the building underwent a substantial remodel changing windows on the front, grading and filling the area and installing a new front entry and front retaining wall and garden wall which has substantially changed the appearance and style of the original residence since this first Determination of Ineligibility was issued. Additionally, the property was not constructed by or owned by any individual listed in the Carmel Historic Context Statement. Finally, this property no longer relates to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea since the residence's original architectural style was substantially changed by the 2011 remodel which added a covered front porch with exposed rafters. Staff is re-issuing a Determination of Ineligibility for the City's Inventory of Historical Resources.