



CARMEL-BY-THE-SEA
PRELIMINARY DETERMINATION
OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On November 27, 2024, 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: 010-121-013

Current Owner: Hermle-Collins

Block: 11

Lot: 8 & 10

Street Location: San Carlos Street, 3 SE of First Ave

Date Constructed: 1931

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 determination is based on the Phase I Evaluation dated April 2022, prepared by Margaret Clovis and attached to this Preliminary Determination, and the Archeological Resource Management Report (ARMR) prepared by Archives and Archaeology dated January 2023 on file with the Community Planning and Building Department.

This preliminary determination will be circulated for a 10 calendar day public review period beginning on November 27, 2024, and ending at 5:00 p.m. on Monday, December 9, 2024. 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, Senior Planner

PSA 22-068 (COLLINS) Historic Evaluation

Date: 4/15/2022

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-121-013

Current Owner: Lynne & Craig Hermle-Collins

155 San Rafael Way

San Francisco, CA. 94127

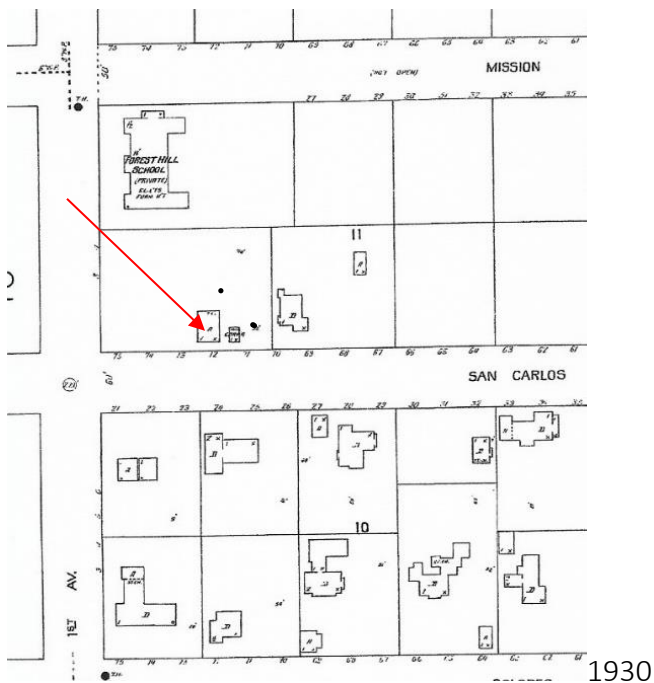
Block/Lot: Block 11, Lot S ½ 8, N ½ 10

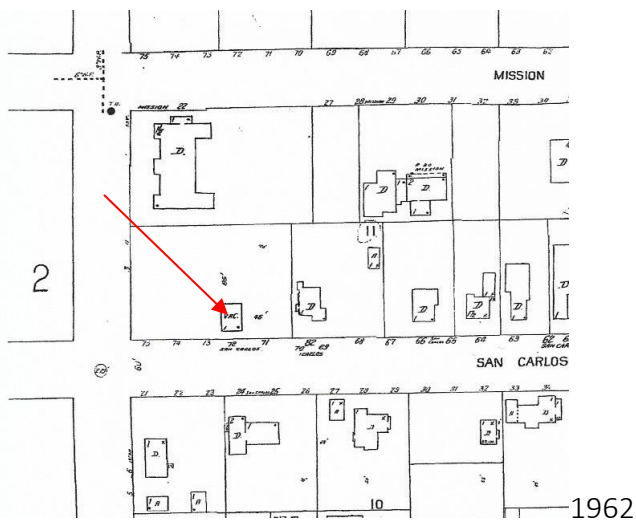
Street Location: San Carlos Street, 3 SE of First Ave.

Lot size: 4000 sq. ft.

Date of Construction: 1931 (Assessor)

1. Land Use & Community Character Element, Subdivision Chronology Map: 1908
2. Is the property listed on the Carmel Inventory? No
3. Has the property been reviewed previously for historical significance? No
4. Is the property located within the Archaeological Overlay Zone? Yes
5. Is the property identified on the Sanborn Maps? Yes, 1930, 1962





6. Date of original building permit: Not in building file. Based on Sanborn Maps, this property was built as an accessory building, probably a garage. At some point (no permits), it was converted into a house. The property was subdivided in 1969. The house had wiring and plumbing which was not up to code and no foundation. There are no permits in the building file indicating when the exterior was renovated into its current appearance.

7. Original and subsequent ownership:

- a) George & Clotilda Booth
- b) Sheila Radford
- c) Thomas & Maralee May
- d) Thomas Uldall
- e) Richard & Dena Bergin
- f) Barnard & Harriet Slomovitz
- g) William & Dorothy Parker
- h) Bonnie Kemerer

None of the previous owners are listed in Carmel's Historic Context Statement.

8. Information on the original designer/builder: None

9. Alterations and changes to the residence/property:

- a) BP#69-99 (8/25/1969): Construct garage
- b) BP#85-147 (9/11/1985): Add foundation, bringing wiring & plumbing up to code
- c) BP#87-199 (10/19/1987): Add bedroom and bath
- d) BP#92-154 (8/21/1992): Add 2 windows to garage

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



