



CARMEL-BY-THE-SEA
PRELIMINARY DETERMINATION
OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On January 4, 2023, 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: 010-023-014

Current Owner: Fortune

Block: 41

Lot: 6

Street Location: Guadalupe 3 SE 3rd

Date Constructed: 1929

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 evaluation dated November 21, 2022, prepared by Margaret Clovis and attached to this Preliminary Determination.

This preliminary determination will be circulated for a 10 calendar day public review period beginning on January 4, 2023, and ending at 5:00 p.m. on Tuesday, January 17, 2023. 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

PSA 22-346 (Fortune) Historic Evaluation

Date: 11/21/2022

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-023-014

Current Owner: Kaja Fortune

POB 682

Carmel, CA. 93921

Block/Lot: Block 41, Lot 6

Street Location: Guadalupe 3 SE of 3rd

Lot size: 4000 sq. ft.

Date of Construction: 1929 (Assessor)

1. **Land Use & Community Character Element, Subdivision Chronology Map:** 1888
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?** No
5. **Is the property identified on the Sanborn Maps?** Not in its current location
6. **Date of original building permit:**
7. **Original and subsequent ownership:**
 - a) Robert A. Norton
 - b) Carl Cunningham
 - c) Marguerite Ledbetter
 - d) Emy Ledbetter

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

8. Information on the original designer/builder:

The original building permit and plans are not in the building file, so the designer/builder is unknown.

9. Alterations and changes to the residence/property:

- a) BP# 1887 (11/25/1949): House moved from Lot 4 Block 91 (Dolores between 7th & 8th) to present location. Norton acted as contractor.
- b) BP# 3008 (2/26/1957): Repair storm damaged carport
- c) BP# 90-17 (1/18/1990): Add front porch and deck
- d) BP# 06-204R (10/26/2006): Remove wood shakes and install 40 year comp roof

10. Conclusions:

None of the previous owners are listed in Carmel's Historic Context Statement and the property is not associated with a significant event. The residence was not designed by a noted architect or builder, and it is not a good example of an architectural style recognized as significant in Carmel's Historic Context Statement. A Phase One report is not recommended.

11. Current Photographs of Residence:

