



# CARMEL-BY-THE-SEA

## PRELIMINARY DETERMINATION OF INELIGIBILITY

### For the Carmel Historic Resources Inventory

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On May 22, 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.

Assessor's Parcel Number: 009-145-011  
Current Owner: Nathan Mandernach  
Block: 3, Lot: 4,6  
Street Location: Guadalupe 2 NE of 1<sup>st</sup> Ave  
Lot size: 6,000 sf  
Original Date of Construction: 1938

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 May 23, 2024 and ending at 5:00 P.M. on June 1, 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 5 years.

*Katherine Wallace*

Katherine Wallace, Associate Planner

## PSA24-095 (Mandernach) Historic Evaluation

Date: 5/21/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 009-145-011

Current Owner: Nathan Mandernach

Guadalupe 2 NE of First Ave.

Carmel, CA. 93921

Block/Lot: Block 3, Lots 4 & 6

Street Location: Guadalupe 2 NE of First Ave.

Lot size: 6000 sq. ft.

Date of Construction: 1938

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?**  
On December 15, 2011, the Department of Community Planning and Building determined that the subject property was not a historical resource because:
  - a) The property does not relate to historical themes or property types established in the Historic Context Statement for Carmel-by-the-Sea, and
  - b) 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. **Is the property located within the Archaeological Overlay Zone?** No
5. **Is the property identified on the Sanborn Maps?** No
6. **Date of original building permit:** September 26, 1938 (BP# 437)
7. **Original and subsequent ownership:**
  - a) Fred Decker
  - b) Margaret Hansen
  - c) Antonia Schulman
  - d) Charlie & Rosanne Simpson

None of the former owners are listed in Carmel's Historic Context Statement.
8. **Information on the original designer/builder:** The house was built by contractor Maynard McEntire, who is not listed in Carmel's Historic Context Statement.
9. **Alterations and changes to the residence/property:**
  - a) BP# 4156 (7/ 27/1964): Add sun deck
  - b) BP# 05-98 (4/27/2005): Bathroom remodel

- c) BP# 05-83R (4/5/2005): Rebuild foundation
- d) BP# )5-143R (6/3/2005): Rebuild deck and steps
- e) BP# 12-133R (8/3/2012): Add 211 sq. ft. bathroom

**10. Conclusions:**

The subject property is not associated with any important events or people related to Carmel's Historic Context Statement. It does not reflect an important architectural style as described in Carmel's Historic Context Statement and it is not associated with an important architect, designer, or contractor. The property does not represent any historic theme or property type included in Carmel's Historic Context Statement. An intensive survey is not recommended.

**11. Current Photographs of Building:**



View of front elevation looking east from Guadalupe Street.



View of south elevation.



View of north elevation and garage.