



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On April 16, 2025 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: 010-091-016-000

Current Owner: Caroline & Robert MacDonald

Block: 47, Lot: 14

Street Location: Torres 4 NE of 5th

Lot size: 4,000 sf

Original Date of Construction: 1952

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 April 17, 2025, and ending at 5:00 P.M. on April 26, 2025. 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

PSA25-052 (MacDonald) Historic Evaluation

Date: 4/14/2025

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-091-016

Current Owner: Caroline MacDonald Tr.

425 North Maple Drive, #204

Beverly Hills, CA. 90210

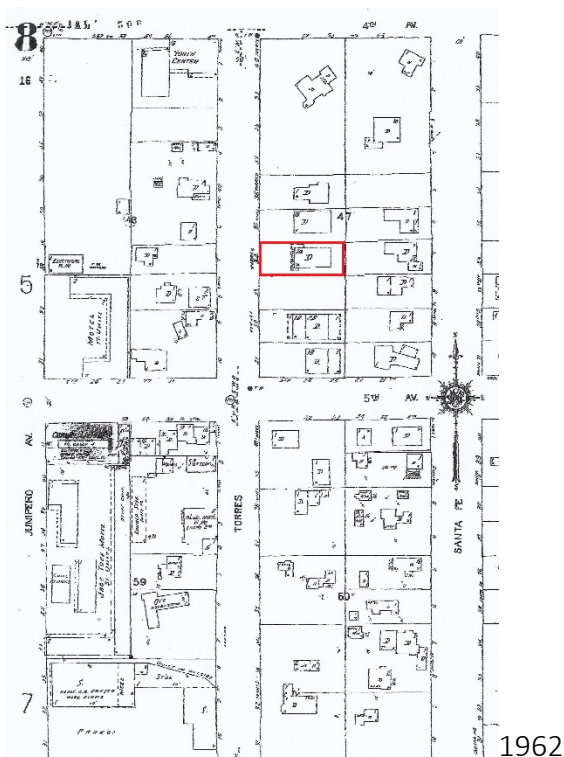
Block/Lot: Block 47, Lot 14

Location: Torres 4 NE of 5th Ave.

Lot size: 4000 sq. ft.

Date of Construction: 1952

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? Yes, 1962



6. Date of original building permit: 3/27/1952 (BP# 2290)

7. Original and subsequent ownership:

- a) George H. Westcott
- b) William Patenaude
- c) Gerald R. Petkus
- d) Marie Chambers
- e) Connie Hudson
- f) Paul Laub

None of the former owners are included in Carmel's Historic Context Statement as significant people.

8. Information on the original designer/builder:

The building permit lists the owner, George H. Westcott, as the owner/builder. City Directories indicate that Mr. Westcott was a General Contractor. He is not listed in Carmel's Historic Context Statement as a significant designer/builder.

9. Alterations and changes to the property:

- a) BP# 2734 (3/21/1955): Add a new stairway to access the front door. Add a balcony to the front elevation.
- b) BP# 79-93 (6/13/1979): Replace exterior windows with bay windows (south elevation); replace existing glass door with sliding glass door.
- c) BP# 92-72 (4/9/1992) Enlarge window.
- d) BP# 95-70 (5/5/1995): Repair/replace front deck.
- e) BP# 00-96 (4/27/2000): Replace brick veneer with Carmel stone.
- f) Observed changes: the two sliding glass doors on the front elevation are not original;

10. Conclusions:

The house does not relate to historic themes or property types established in the Historic Context Statement. The house is not associated with important events, people or architecture that are identified in the historic Context Statement. An intensive survey is not recommended.

11. Current Photographs of the Residence (next page):



Figure 1: View of front elevation, looking east from Torres St. Arrows indicate non-original sliding glass doors.



Figure 2: View of rear and north elevation. Arrow indicates enlarged window (1992).



Figure 3: View of south elevation & bay windows added in 1979.



Figure 4: View of backyard.