

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SAN CRUZ, CA 95060  
427-4863

Th3b



RECORD PACKET COPY

**ADMINISTRATIVE PERMIT NUMBER 3-00-028**

**Applicant**.....Nick and Carol Spencer

**Agent**.....None

**Project location**.....East side of Monte Verde Street between 12<sup>th</sup> and 13<sup>th</sup> Avenues, City of Carmel-by-the-Sea, Monterey County, APN 010-174-014.

**Project description**.....Demolition of structures: an existing 486 sq. ft. house, 192 sq. ft. cabin, and 216 sq. ft. garage.

**Local Approvals**.....City of Carmel-by-the-Sea: DS 99-63/RE 99-30/HD 99-8

**Note:** Public Resources Code Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs. This permit will be reported to the Commission at the following time and place:

**May 11, 2000  
9:00 A. M.**

**Fountain Grove Inn  
101 Fountain Grove Parkway  
Santa Rosa CA 95403  
(707) 578-6101**

**IMPORTANT: Before you may proceed with development, the following must occur:** You must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return to our office (Title 14, California Code of Regulations, Sections 13150(b) and 13158). Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, if applicable, we will send you a Notice of Administrative Permit Effectiveness. **Before you can proceed with development, you must have received both your administrative permit and the notice of permit effectiveness from this office.**

**PETER DOUGLAS**  
Executive Director

**By: Lee Otter**  
District Chief Planner

**EXECUTIVE DIRECTOR'S DETERMINATION: THE FINDINGS FOR THIS DETERMINATION, AND FOR ANY SPECIAL CONDITIONS, APPEAR ON SUBSEQUENT PAGES.**



California Coastal Commission  
May 11, 2000 Meeting in Santa Rosa  
Staff: S. Guiney, Approved by:

## STANDARD CONDITIONS

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1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Compliance.** All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. **Inspections.** The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

## EXECUTIVE DIRECTOR'S DETERMINATION

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The Executive Director hereby determines that the proposed development is a category of development that qualifies for approval by the Executive Director through the issuance of an administrative permit (Public Resources Code Section 30624). Subject to Standard and Special conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to develop a Local Coastal Program in conformity with the provisions of Chapter 3, and will not have any significant adverse effects on the environment within the meaning of the California Environmental Quality Act.



## STAFF NOTE

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In response to pending litigation from the Friends of Carmel Cultural Heritage, on April 4, 2000, the City Council adopted an urgency ordinance placing a moratorium on the processing of further demolitions for a period of 45 days. That action would not affect this permit, but only those applications not yet approved by the City.

## FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION

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Demolition of existing residential buildings in Carmel is not a recent phenomenon. However, several demolitions in the recent past have engendered controversy over whether or not an existing house represents the historical, architectural, and environmental character of Carmel; and if a replacement house detracts from Carmel's character because of a modern design, tree removal, proposed house size, or other characteristics. There are a number of examples where a house or houses were demolished and a single, much larger house constructed on the site. In other instances, a single house straddling a lot line has been demolished and two new, smaller houses were constructed. In either of these types of instances, the character of Carmel may or may not be preserved. The size of a house is one aspect of Carmel's character, but not all existing houses in Carmel are small. However, because the lots are almost all relatively small, about 4000 square feet, the general pattern of development is one of smaller houses.

The architectural style of houses in Carmel is another aspect of the City's character. Many of the houses were built in the first quarter of the century in the Craftsman style; others resemble houses that might be found in an English village. Modern style houses, while they do exist, are not prevalent in Carmel.

A third aspect of Carmel's character is the pine and oak dominated landscape. Although the forest landscape is not all natural – there has been enhancement over the years by tree planting – it is one which pervades the City and for which it is known. Demolition can result in tree damage and/or removal. New construction after demolition also may result in the loss of trees, especially if a new structure is built out to the maximum allowed by the zoning.

The character of Carmel is not simple and easy to describe. The three aspects of the City's character briefly described above are not exhaustive. Further, Carmel's character is not necessarily expressed by any one aspect, whether that be historical, architectural, environmental, or something else, but is rather a combination of several different aspects, all of which work together synergistically to create the unique ambiance of the City.

**Applicable Policies for Demolitions.** While residential development in most of Carmel is excluded from the requirement for a coastal development permit by virtue of Commission Categorical Exclusion E-77-13, demolitions are not excluded. Because the City of Carmel does not have a certified LCP, the Coastal Commission must issue the coastal development permit. Like most demolitions, the main issue raised by this project is the preservation of community



character. Sections 30253 and 30251 of the Coastal Act address the issue of preserving the community character of special communities such as Carmel:

*30253(5): New development shall where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.*

*30251: The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality on visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

These Coastal Act sections as they apply to the proposed project require the protection of the unique community and visual character of Carmel. The City of Carmel is a very popular visitor destination as much for its quaint residential architecture as its renowned commercial shopping area and white sand beaches. Carmel is made special by the style and character of development within City limits. In particular, as a primarily residential community, residential development in Carmel plays a key role in defining the special character of the area.

Although there is no certified LCP for Carmel, structures that have been voluntarily designated as a historic resource enjoy certain protections from demolition under the City's Municipal Code. Without such voluntary designation, as is the case with this application, the subject site is not offered any special protection under local ordinances. When there is information indicating that a structure may be a significant historic resource, it is evaluated under the following Municipal Code criteria: Cultural Heritage, Architectural Distinction and Notable Construction, Unique Site Conditions, or relationship to an Important Person.

**Project Description.** The project site is a 4000 square foot parcel (100 ft. x 40 ft.) on the east side of Monte Verde Street between 12<sup>th</sup> and 13<sup>th</sup> Avenues in the south-central part of the City of Carmel-by-the-Sea, in Monterey County. The subject parcel is five blocks inland from the beach and slopes up about 10 feet from Monte Verde Street to the east end of the site. The proposal is to demolish three existing structures in order to facilitate the construction of a new single family dwelling. The three existing structures include a 486 sq. ft. house, 192 sq. ft. cabin, and a 216 sq. ft. garage. On May 24, 1999, the City Building Official posted the site as unsafe to enter due to severe structural damage and notified the owners that they had two options:

1. Obtain permits to rehabilitate the structures, or
2. Obtain permits to demolish the structures.



**Analysis.** According to the *Final Evaluation Report for the Spencer Property* conducted for the City by Jones & Stokes, this part of the City

had the largest number of [historic] properties still remaining and represents one of the oldest areas of the city. The boundaries of this district extend from the west side of Dolores to the east side of Carmelo between Ninth and Thirteenth Avenues (Archives & Architecture 1996:90).

Although this historic district has not yet been fully documented, there is strong indication that the area defined by the CPF [Carmel Preservation Foundation] survey would be eligible for listing in the CRHR [California Register of Historic Resources] as a historic district. . .for exhibiting distinctive characteristics of a region and . . .for the district's association with prominent early citizens in Carmel. . . .[T]he true character that distinguishes Carmel from other communities in California is the interrelationship between houses, yards, landscaping, and streetscapes combined with the aesthetic tradition that was instilled by the early residents of this artistic community.

According to information in the file, the three structures on the site were built between 1925 and 1934. The small house was the first structure built, at the rear of the property, in 1925 and 1926. The garage, near the front of the parcel was built in 1927. The last structure built was the cabin in the center of the property, built in 1934. In 1953 a bedroom addition was made to the front of the house, a foundation was installed, and the house was rewired. That same year the cabin was rewired and a heater was installed. In 1958, further work was done on the house including replacement of doors and some windows, and replacement of some of the board and batten siding.

According to the *Final Evaluation Report for the Spencer Property*,

The property is not eligible for listing in the CRHR as an individual resource or as a contributing element of the potentially eligible "District One" historic district. . . .the house. . .does not exemplify the qualities of early design traditions in Carmel. . . .This property contains a modest house, cabin, and garage of the earlier rusticated style, but none of the buildings were intended as long term residences, and were not built to permanent design standards. Furthermore, the historic appearance of the house has been severely compromised with a 1958 remodel. . . .The house does not represent a good example of its type and does not contribute to the historic district. The property does not meet the CRHR criteria for having association with events or persons significant to the history of Carmel.

The *Report* goes on to state that the "property is not associated with persons or events important in Carmel's heritage" nor does it exhibit "a significant example of a style of architecture. . .work of a significant architect or builder, or unique site conditions."



Because new construction on this site currently is excluded from the requirement for a coastal development permit, the Coastal Commission does not have permit jurisdiction over the proposed new construction. Therefore, as indicated above, the permit applies only to the demolition of the existing small structures.

An important aspect of Carmel's special character is its architectural heritage of small, unpretentious cottages, tucked carefully into the forest. Even those cottage-era structures which have no particular historical attributes nonetheless contribute to the overall impression and give evidence of its rustic past. The cumulative effect of demolition of these modest buildings and their replacement with larger residences is resulting in the incremental loss of Carmel's forested ambiance and the remaining traces of its humble origins.

Accordingly, it is generally appropriate to retain such structures where feasible—or, where not feasible, to condition the approval to require that the building be offered for relocation, or disassembled and stored for future reconstruction elsewhere. Previous examples of demolitions so conditioned include the Donati residence in Carmel (CDP 3-99-035) and the San Xavier warehouse in Monterey (CDP 3-97-054).

In this case, although the existing structures do communicate a sense of a small, forested village, they are in poor condition. Because of that the proposed demolition does not present an issue of conformance with Coastal Act Sections 30251 and 30253(5). While in this instance the owner is not required to offer the existing buildings for salvage or relocation, it is strongly encouraged that he do so.

**City of Carmel Local Coastal Program.** Section 30604 of the Coastal Act states in part that a coastal development permit shall be granted if the Commission finds that the development will not prejudice the local government's ability to prepare a Local Coastal Program (LCP) in conformity with the resource protection policies of the Coastal Act. The entire City of Carmel falls within the coastal zone, although most development currently is excluded from the requirement for a coastal development permit by Categorical Exclusion E-77-13.

On April 1, 1981, the Commission certified part of the LUP as submitted and part of the LUP with suggested modification regarding beach-fronting property. The City resubmitted an amended LUP which addressed the beach-fronting properties provisions, but which omitted the previously certified portion of the document protecting significant buildings within the City. On April 27, 1984, the Commission certified the amended LUP with suggested modifications to reinstate provisions for protecting significant structures. However, the City never accepted the Commission's suggested modifications. The City is currently working on a new LUP submittal. The City's work plan proposes to examine a number of issues including community character. It will be important for the City to assess development trends, including demolitions and associated new construction, since the approval of the Categorical Exclusion in 1977 and the relationship of those development trends to community character. Commission staff will be meeting with City staff to discuss measures to ensure that the issue of community character is adequately addressed.



The zoning or Implementation Plan (IP) was certified with suggested modifications on April 27, 1984. The City did not accept the suggested modifications and so the IP remains uncertified. The City is presently working on a new IP submittal.

Given that the replacement structure appears to be in keeping with the Carmel character (by virtue of the City's design review process), approval of the demolition component of the proposed project will not prejudice the ability of the City to complete its LCP in accordance with Coastal Act requirements.

**California Environmental Quality Act (CEQA) Section 13096** of the California Code of Regulations requires that a specific finding be made in conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of CEQA. Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. The Coastal Commission's review and analysis of land use proposals has been certified by the Secretary of Resources as being the functional equivalent of environmental review under CEQA. This report has examined the relevant issues in connection with the environmental impacts of this proposal. The Commission finds that, for the reasons stated above, the proposed project will not have any significant adverse effects on the environment within the meaning of CEQA.

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**ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS**

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I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Date of signing



# LOCATION MAP

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 4 of 4

\*Resource Name or #: (Assigned by Recorder) APN: 010-174-014

\*Map Name: USGS 7.5' Quad; Monterey

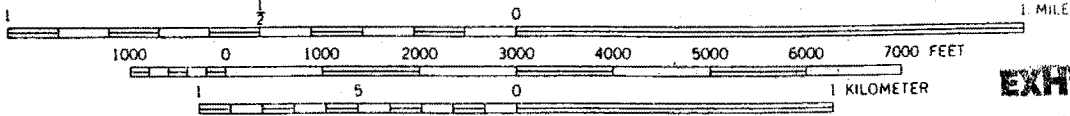
\*Scale: 1:24,000

\*Date of Map: 1947 (1983)



Spencer Residence  
APN: 010-174-014

1656 IV NW BIG SUR 23 MI.  
SCALE 1:24,000



**EXHIBIT 1**  
**3-00-028**



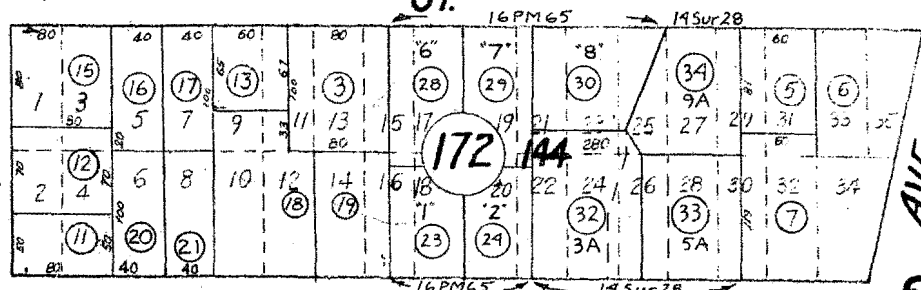
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15

16

DOLORES

ST.



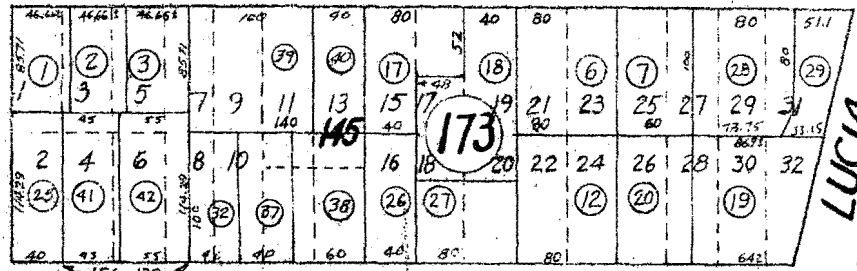
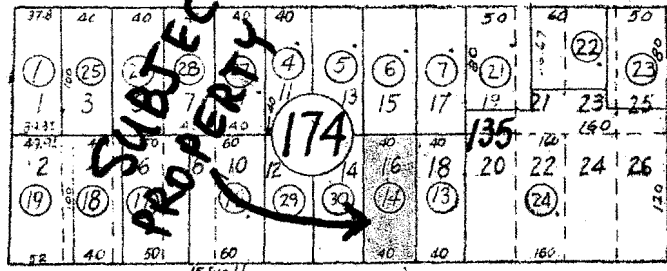
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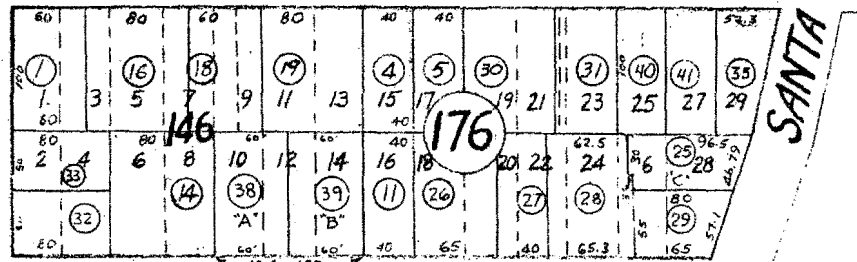
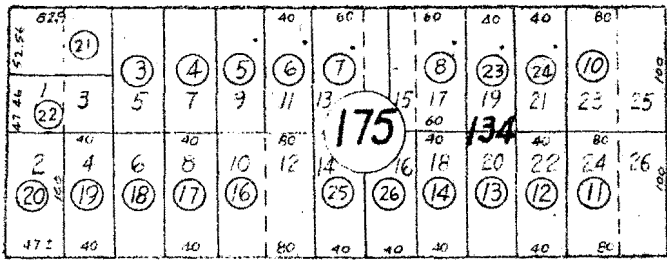
ST.



18

MONTE VERDE

ST.



27

28

CASANOVA

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SANTA

9-39

EXHIBIT 2 AVE.

3-00-028

RECEIVED

MAR 10 2000

CALIFORNIA COASTAL COMMISSION

CARMEL BY THE SEA ADD'N. 2 BLOCKS 134, 135, 136, 144, 145 & 146

This is neither a plat nor a survey. It is furnished merely as a convenience to you showing the land indicated hereon to adjacent property and other land. No liability is assumed by reason of any reliance hereon.

# RECEIVED

MAR 1 0 2000

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

FLOOR AREA RATIO	
FIRST STORY	1178 S.F.
SECOND STORY	42
CHADDER	20
TOTAL	1240 S.F.
LOT AREA	498 S.F.
LAND COVERAGE	
BUILDING COVERAGE	1178 S.F.
LANDING EQUIPMENT	42 S.F.
LOT AREA	498 S.F.
LAND COVERAGE	
DRIVEWAY	192 S.F.
WALKWAY	18
PORCHES	22
TOTAL	232 S.F.
LOT AREA	498 S.F.
LAND COVERAGE	232 S.F.

- NOTES
1. PROJECT ALL TREES PER CITY FORESTER'S STANDARDS.
  2. EXISTING TO BE REMOVED ARE:
  3. EXISTING TO BE MAINTAINED ARE:
  4. EXISTING TO BE PRESERVED ARE:
  5. EXISTING TO BE REMOVED ARE:
  6. EXISTING TO BE PRESERVED ARE:
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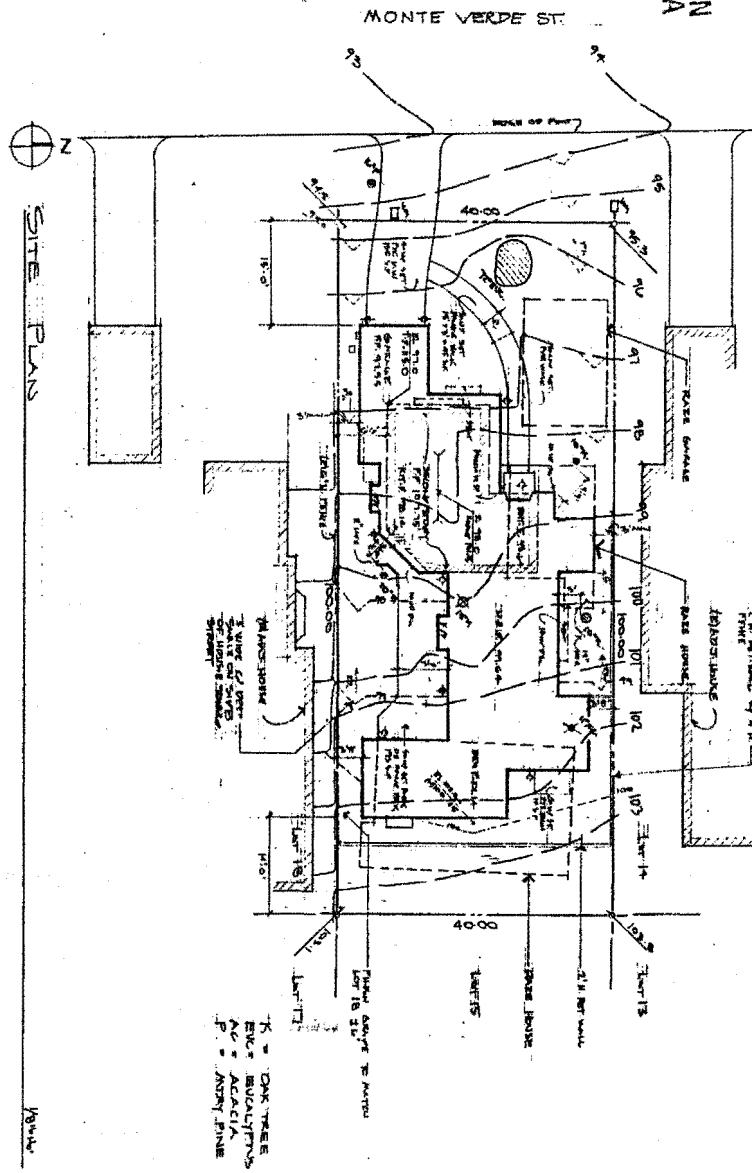


EXHIBIT 3  
3-00-028

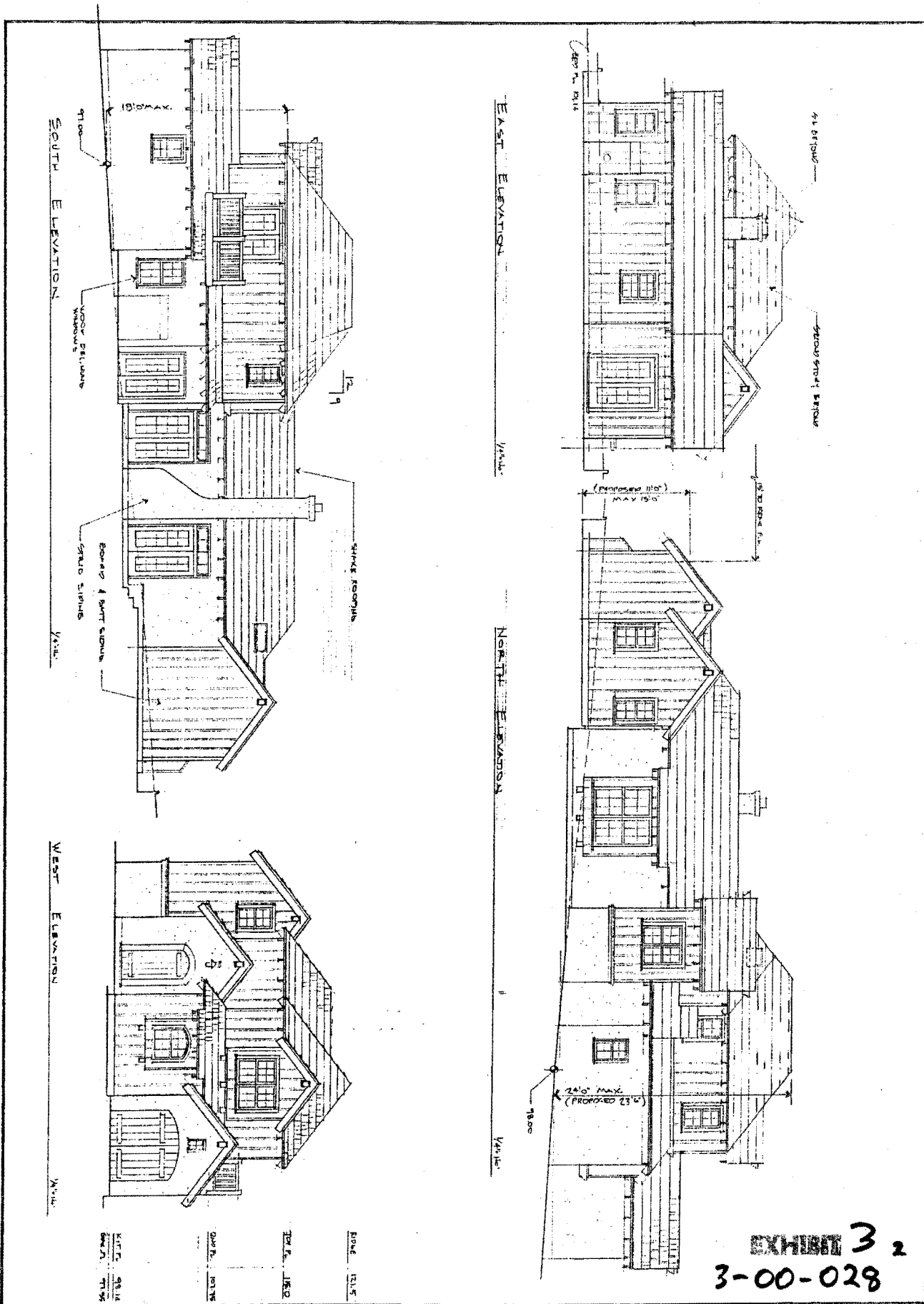
Drawn by: *[Signature]*  
DATE: NOV 9, 99  
SCALE:  
SHEET NUMBER: 1

PROPOSED RESIDENCE FOR:  
**NICK & CAROL SPENCER**  
S.E. OF 12TH ON MONTE VERDE  
LOT 16, BLOCK 138 CARMEL BY THE SEA  
PH: 924-8901

BUILDING DESIGN  
& CONSULTING  
**draftect**  
1108 GARDEN RD., SUITE 83 / MONTEREY, CA 93940  
(831) 646-0888 FAX 646-5088

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DATE	BY
NOV 9, 99	[Signature]



**EXHIBIT 3**  
**3-00-028**

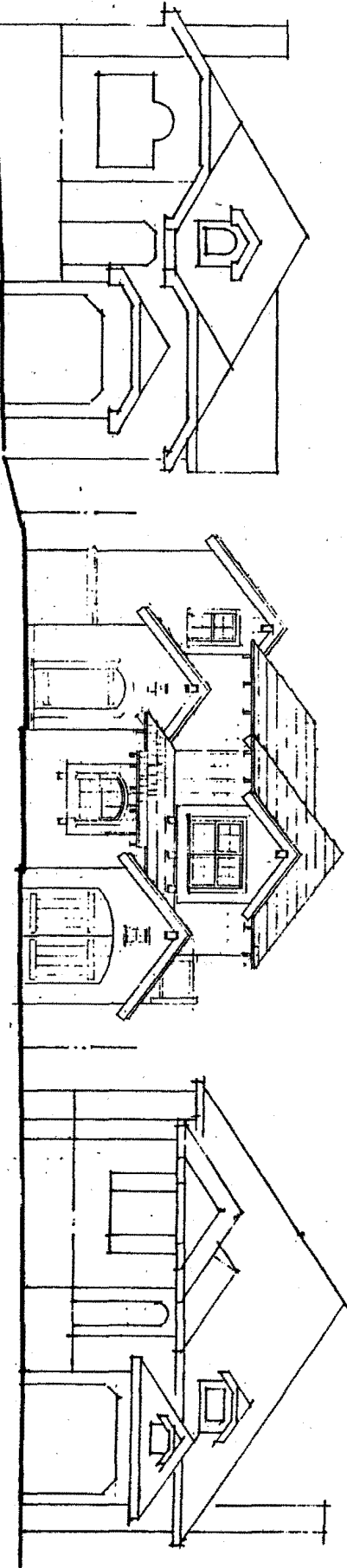
DATE	NOV 9 1999
BY	
NO.	
REV.	
DATE	
BY	
NO.	
REV.	
DATE	
BY	
NO.	
REV.	

**PROPOSED RESIDENCE FOR:**  
**NICK & CAROL SPENCER**  
 8 S.E. OF 13TH ON MONTE VERDE  
 LOT 18, BLOCK 136 CARMEL BY THE SEA  
 PH: 824-4891

**BUILDING DESIGN & CONSULTING**  
**draftact**  
 2150 GARDEN RD., SUITE 80 / MONTEREY, CA 95064  
 (831) 848-2988 FAX 848-2988

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DATE	NOV 9 1999
BY	
NO.	
REV.	
DATE	
BY	
NO.	
REV.	
DATE	
BY	
NO.	
REV.	



ADJ. HOUSE LOT 14

PROPOSED HOUSE

ADJ. HOUSE LOT 18

SPENCER PROSPECT  
LOT 16 BLOCK 135  
STREET ELEVATION

9413

EXHIBIT 3  
3-00-028

# City of Carmel-by-the-Sea

## Department of Community Planning and Building

BUILDING SERVICES DIVISION

(Office Hours of the Building Official: 8-9am M-F)

POST OFFICE DRAWER G

CARMEL-BY-THE-SEA, CA 93921

(831)620-2010 OFFICE

(831)620-2014 FAX

RECEIVED

MAR 13 2000

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

May 25, 1999

Mr. Nicholas J. and Ms. Carol W. Spencer  
P.O. Box 5084  
Carmel, CA 93921

RE: E/S Monte Verde between 12<sup>th</sup> and 13th  
Block 135, Lot 16, APN 10-174-14

Dear Mr. And Ms. Spencer,

A review of the Monterey County Assessor's records indicates that you are now the owners of the property noted above formerly owned and occupied by Ms. Sue Ransom.

Yesterday a neighbor informed me that the dwelling was open and unsecured from entry and that the property appears to be abandoned. Subsequently, I conducted an inspection of the site yesterday afternoon and found the following conditions:

1. The main dwelling was open and unsecured allowing anyone to enter.
2. The interior of the main dwelling is in extremely poor condition.
3. All the buildings on the lot are in extremely poor condition and do not appear to be occupied.
4. Hazardous electrical, plumbing and substandard heating equipment.
5. Unsanitary conditions posing an immediate health hazard.

It is my opinion that the above noted conditions constitute a fire hazard and pose a potential danger to the surrounding neighborhood. As a result I have posted the property as dangerous and uninhabitable per Section 404 of the Uniform Code for the Abatement of Dangerous Buildings.

I have requested the utility company, Pacific Gas and Electric, to terminate the gas and electric services to mitigate any potential problems.

Based on these findings the following options are available to you:

1. Obtain the required permits and begin rehabilitation of the structures in accordance with current safety code requirements. (Planning Commission approval may be required)
2. Obtain the required permit and demolish all structures on the site. This will require Planning Commission Approval should the property be deemed "historic or significant".

Please comply with either item noted above within 60 days of the date of this notice.

EXHIBIT 4

3-00-028

Page 2

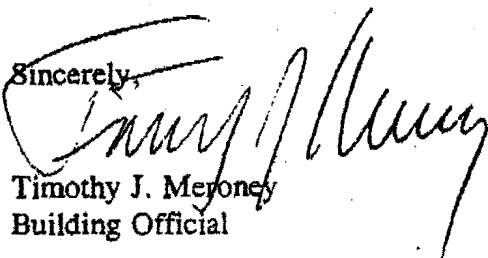
Until such time as a permit has been issued and the buildings deemed habitable the property must remain vacant and secured.

In addition, you have 30 days from the date of this notice to appeal this determination. You may submit a written appeal to the Planning Commission for review. Upon receipt of the appeal you would be placed on the next available agenda in order to expedite the time limits.

I would be glad to meet with you at the site to discuss any alternatives available. Please contact this office at your earliest convenience and schedule an on-site meeting.

Thank you for your cooperation in this matter.

Sincerely,



Timothy J. Meoney  
Building Official

C: Jim Reynolds, Pacific Gas and Electric  
Chief Bill Hill, Carmel Fire Dept.  
Donald G. Freeman, City Attorney  
Brian Roseth, Planning and Building Director  
Darryl Wong, Monterey County health Dept.

EXHIBIT 4 2

3-00-028



# Public Notice

**RECEIVED**

MAR 13 2000

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

# UNSAFE BUILDING DO NOT ENTER

THIS BUILDING HAS SUSTAINED SEVERE STRUCTURAL DAMAGE AND SHALL NOT BE ENTERED BY ANY PERSON WITHOUT WRITTEN APPROVAL OF THE CHIEF BUILDING OFFICIAL OF THE CITY OF CARMEL-BY-THE-SEA.

Date: 5/24/99 Time: 2:05 PM Inspector: [Signature]

Department of Community Planning and Building, ... 624-6835

EXHIBIT 4  
3-00-028

GARAGE

CABIN

HOUSE



CABIN

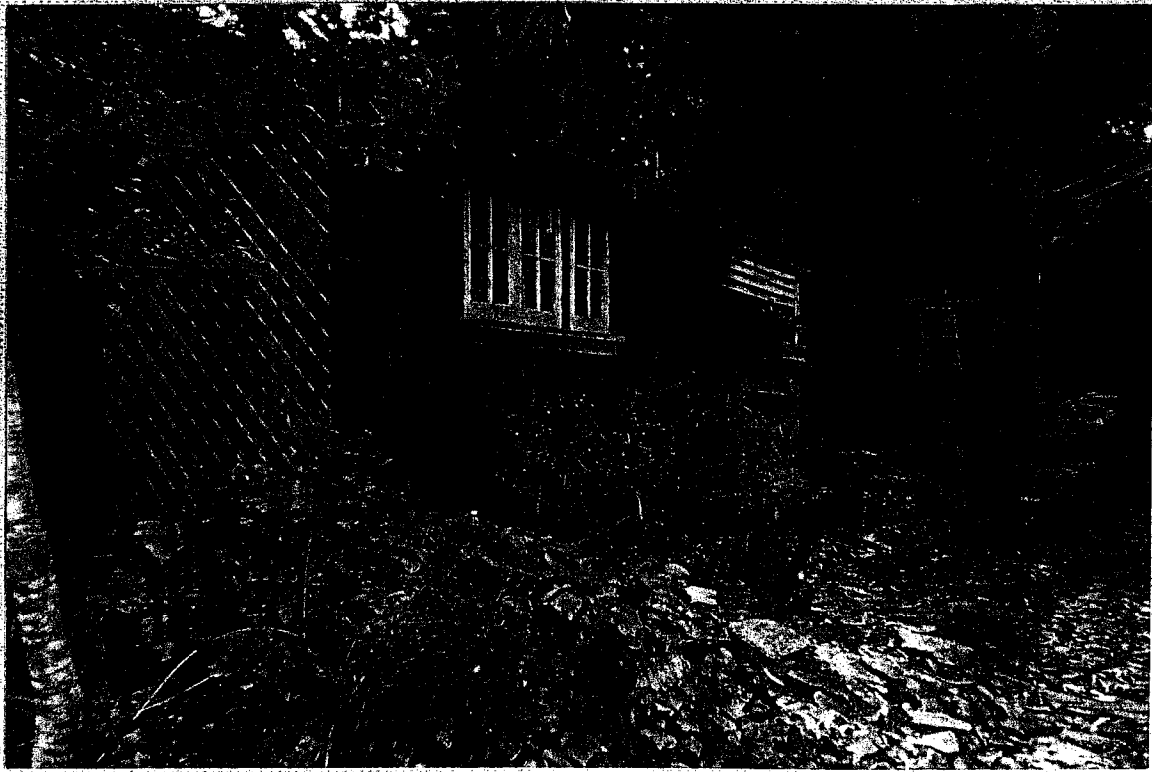


EXHIBIT 5  
3-00-028



CABIN

HOUSE

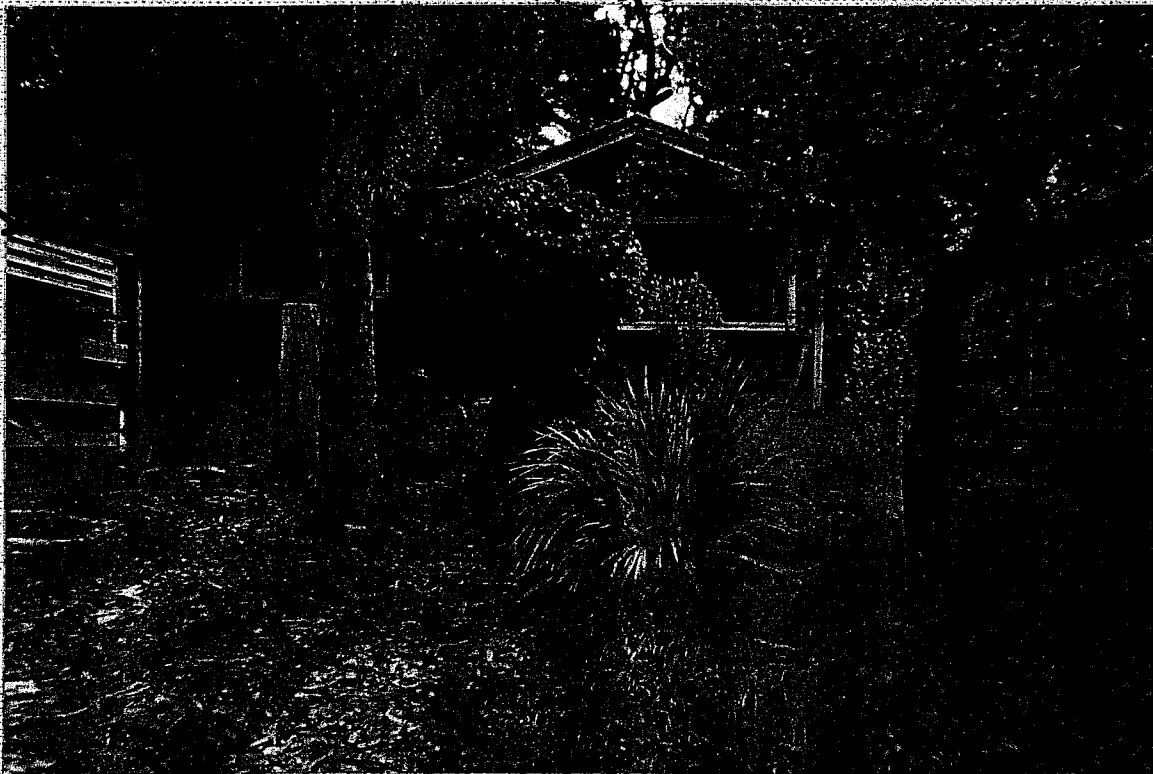


EXHIBIT 5

3-00-028

# PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by Recorder) APN: 010-174-014

P1. Other Identifier: Spencer Property

\*P2. Location:  Not for Publication  Unrestricted \*a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Monterey Date 1947 T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address East side of Monte Verde between 12<sup>th</sup> and 13<sup>th</sup> City Carmel-by-the-Sea Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone: \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc., as appropriate)

Block 135, Lot 16

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Spencer house is located on the east side of Monte Verde Street south of 12<sup>th</sup> Avenue. This residential area of Carmel is south of the commercial downtown, with the terrain sloping southwest. The houses on the east side of this block have varied setbacks, often located to capture the highest point on the lot. This house is set deep at the back of the lot, with a cabin at the center and garage at the front. Houses on the east side of the street typically are set further back and higher upon the lots while houses on the west side are often closer to the street, as the landscape here generally trends towards the coast. The lot is undeveloped and contains Eucalyptus and other trees. (See continuation sheet.)

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

\*P4. Resources present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)



P5b. Description of Photo: (View, date, accession #) West and south elevations looking northeast: 11/20/99

\*P6. Date Constructed/Age and

Sources:  Historic  Prehistoric  Both  
Residence built 1925; Garage built 1927; Cabin built 1934 (building permits)

\*P7. Owner and Address:

Nicholas Spencer  
PO Box 5084  
Carmel, CA 93921

\*P8. Recorded by: (Name, affiliation, and address) Janice Calpo Jones & Stokes  
2600 V Street  
Sacramento, CA 95818

\*P9. Date Recorded: 11/20/99

\*P10. Survey Type: (Describe)  
Site specific inventory and evaluation

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Jones & Stokes Associates, Inc. 1999. Evaluation report for the Spencer Residence. Carmel-by-the-Sea. Monterey County, CA. Prepared for City of Carmel-by-the-Sea. Community Planning and Building.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) APN: 010-174-014

B1. Historic Name: McCoy Residence

B2. Common Name: Spencer Property

B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence

\*B5. Architectural Style: Shingled rustic

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Residence constructed 1925, remodeled & front bedroom added 1953, remodeled & siding and windows changed 1958; Garage constructed 1927; Cabin constructed 1934

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: (unknown) b. Builder: (unknown)

\*B10. Significance: Theme: The Arts Community; Residential Design Traditions Area: Carmel-by-the-Sea, CA

Period of Significance: 1925-1950 Property Type: Residence Applicable Criteria: n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Spencer property sits on lot 16, block 135 on the east side of Monte Verde Street south of 12<sup>th</sup> Avenue. The buildings at the Spencer property were originally constructed over the course of 1925-1934 by the McCoy Family, although the none of the family members, nor any of the succeeding owners, have made their home at this site (Polks 1926, 1930, 1937, 1941, 1947, 1951, 1954-55, 1966, 1970). As was common in Carmel, the small structures were built for short term residence, such as vacation homes or rentals. The first building constructed was the residence at the rear of the property, between 1925 and 1926 (Sanborns 1924, 1930; building permit #1886). It immediately preceded the 12' by 18' garage which was built in 1927 at an actual cost of \$108 by H.R. and Edith Oard McCoy (building permit #1886), and is presumed to have been built by the same owners. The third structure built was the 12' by 16' cabin at the center of the property, in 1934 at an estimated cost of \$250 (building permit #329). Ownership of the property remained in the family and came into the hands of Edutte McCoy Oard. When she passed away in 1944, the property was transferred to the executor, her son Paul Oard (Monterey County deed reel 847 page 431). Paul and his wife Luciel C. Oard already owned property on lot 18 of the same block since 1925 (Monterey County deed reel 54 page 68), but like the McCoy family, never made this their residence. The Oards held the property until 1951 when they sold it to Sue I. Ransome (Monterey County deed reel 1287 page 522). (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

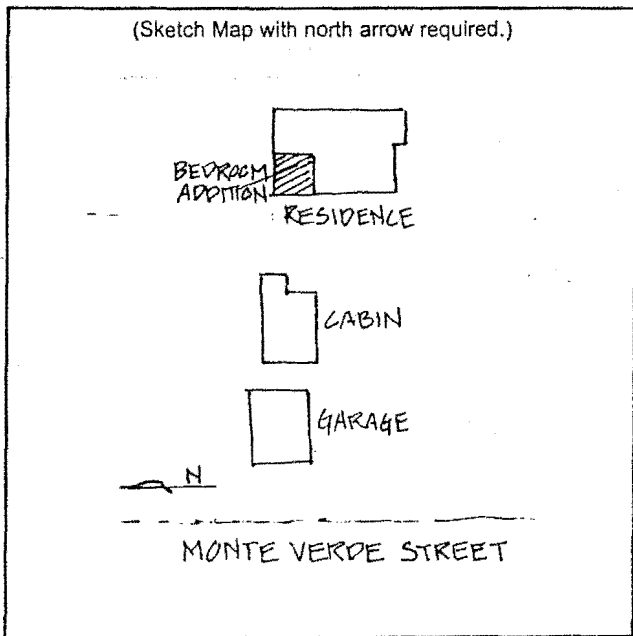
See references section of the inventory and evaluation report, Jones & Stokes Associates. 1999. Evaluation Report for the Spencer Residence, Carmel-by-the-Sea, Monterey County, California.

B13. Remarks:

\*B14. Evaluator: Janice C. Calpo, Jones & Stokes Associates, Inc.  
2600 V Street Sacramento, CA 95818

\*Date of Evaluation: December 10, 1999

(This space reserved for official comments.)



**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 4

\*Resource Name or # (Assigned by

APN: 010-174-014

\*Recorded by Janice Calpo

\*Date 11/20/99

Continuation

Update

**P3a. DESCRIPTION (continued):**

The three structures on the lot are a small house at the rear, a "cabin" at the center, and a garage at the front, with all three structures lining the north side of the lot, leaving the south side as open space. The structures on the property have fallen into disrepair and are currently condemned. The small house is a 486 square foot wood frame structure with a low pitched cross gabled roof, having a main side gabled element on the north portion intersecting with a front gabled element on the south portion. Front entry is through a single door at the center of the west elevation. Fascia board lines the gable ends and exposed rafters line the eaves. Original board and batten siding remains on the north side and east rear walls, and replacement horizontal wooden siding from a 1958 remodel and rehabilitation sheathes the south side and west front walls. Fixed pane replacement windows line the west front elevation, with a large picture window in the front gabled element. Other six-pane awning type and multiple-lite fixed and casement type windows are found around the house.

The cabin at the center of the lot is a one room structure measuring 12' by 16' and oriented to face south into the lot. It has a side gabled roof sheathed in tar paper, with fascia at the gable ends and exposed rafters at the eaves. Board and batten siding sheathes the walls. A set of three side hinged windows is found at the south front side, each with divided four-lite panes, altogether lined at the base by a bracketed window ledge. A single window of this type exists on the north rear of this structure and a six-lite hopper window is found on the west side. A plank board and corrugated metal lean-to shed is attached at the east side of the building. The garage at the front of the property is also a board and batten structure with a front gabled roof facing west toward the street. The roof has fascia board on the gable ends and exposed rafters lining the eaves. Rolled composition material sheathes the roof. Six-part hopper windows are found around the building. A single side-hinged door is found at the west front end and the side of the building.

**B10. SIGNIFICANCE (continued):**

During the years 1954-1955 Mrs. Lucial Oard was listed as the primary resident of a house at San Antonio and Ocean Streets in Carmel. The property now belonging to Ms. Ransome was listed during those years as vacant (Polks 1954-55). Under the ownership of Ms. Ransome, work was done in 1953 and in 1958 that made major changes to the residence and minor changes to the cabin. The first work in 1953 included installing a foundation, adding a bedroom at the front, remodeling, and rewiring the residence, as well as rewiring and installing a heater in the cabin (building permit #2423). The work was done by the contractor Ailing House. The work done in 1958 was described as "recondition and remodel residence," and included replacement of doors and some windows, replacement of board and batten siding on the west side and part of the south side (building permit #3288). Sue Ransome held the property for over 40 years until 1995 when it was briefly owned by Rodney R. Allison (Monterey County deed reel 3455 page 849) and then sold to Nicholas Spencer, the current owner.

The property is not eligible for listing in the CRHR as an individual resource or as a contributing element of the potentially eligible "District One" historic district. Although the house is not intrusive to the district with its low scale and setback, it does not exemplify the qualities of early design traditions in Carmel. Many homes of the 1910s and 1920s followed the tradition of simplicity, making use of rustic materials and other bungalow design elements inspired by the earlier Arts and Crafts movement. Others followed revival or "storybook" themes. This property contains a modest house, cabin, and garage of the earlier rusticated style, but none of the buildings were intended as long term residences, and were not built to permanent design standards. Furthermore, the historic appearance of the house has been severely compromised with a 1958 remodel that changed doors, windows, and siding on the structure, as well as adding a bedroom addition to the front. The house does not represent a good example of its type, and does not contribute to the historic district. The property does not meet the CRHR criteria for having association with events or persons significant to the history of Carmel. Owners of the property have never lived at this house, but it has been rented out for temporary residence. Overall, the property does not meet criteria for listing in the CRHR.

**EXHIBIT 6 3**

**3-00-028**