

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
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**Th11c****RECORD PACKET COPY**

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Staff:	MJW
Staff report:	06/18/01
Hearing date:	07/12/01

**COASTAL DEVELOPMENT PERMIT APPLICATION**

**Application number** .....3-01-006 Sparolini

**Applicant**.....Jim and Kathryn Sparolini

**Project location**.....2 Northwest of Mt. View on Santa Rita, Carmel, Monterey County (See Exhibit A)

**Project description** .....Demolition of an existing approximately 1000 sq.ft. single family residence to facilitate construction of a new 1,794 sq.ft. single family residence. (See Exhibit B)

**Local approval**.....City of Carmel-by-the-Sea: DS 00-54 / RE 00-39/ HR 99-23.

**File documents**.....Coastal Development Permit files 3-01-006 (Sparolini); City of Carmel-By-The-Sea uncertified Land Use Plan and Zoning Ordinance; City of Carmel Community Building and Planning Department Staff Report (12/13/00); Jones & Stokes Associates Evaluation Report (12/1999).

**Staff recommendation** ...**Approval with Conditions**

**Summary:** The Applicant proposes to demolish an existing single family residence (approximately 1000 square feet) and construct a two-story 1,794 square foot single family residence on a 4,000 square foot lot in the City of Carmel-by-the-Sea. The proposal also includes 400 square feet of driveway, walkways, and patio site coverage. The total site coverage of the new structure is 1,199 square feet as compared to 1,029 square feet pre-existing on site. The proposed design re-sites the east elevation (front view) of the house on virtually the same location and in the same configuration as the existing structure. The proposed west elevation (rear view) expansion requires the removal of several trees including two Monterey pines, one redwood, and four coast live oaks, but preserves the most significant trees.

The proposed two-story house is approximately 18 inches greater in height than the existing two-story structure and slightly wider. The architectural style, scale and mass of the proposed single family residence is compatible with that of the general character of the City's residential (R-1) district. The applicant is proposing Carmel stone on the front façade, walkway, stairs, and patio. Other natural materials such as stucco, wood windows, heavy wood siding, and wood shake roof are also proposed. The combination of site coverage, location, configuration, and architectural detail preserves much of the



**California Coastal Commission**  
**July 12, 2001 Meeting in Santa Rosa**

Staff: Mike Watson Approved by: *CJZ 6/18/01*

existing street ambience.

A historical evaluation of the structure proposed for demolition determined that the existing house was found not to be eligible for listing in the California Register of Historical Resources (CRHR), nor did it qualify for local designation by the City of Carmel. As such, the property is not a historical resource for the purposes of CEQA. An environmental impact report was not required by the City.

The project does not impact visual resources, community character, or coastal access, nor will it prejudice the completion of an LCP consistent with the Coastal Act. Therefore, the project is consistent with the policies of Chapter 3 of the Coastal Act.

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### I. Staff Recommendation on CDP Application

The staff recommends that the Commission, after public hearing, **approve** a coastal development permit for the proposed development subject to the standard conditions below.

**Motion.** I move that the Commission approve Coastal Development Permit Number 3-01-006



pursuant to the staff recommendation.

**Staff Recommendation of Approval.** Staff recommends a **YES** vote. Passage of this motion will result in approval of the coastal development permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

**Resolution to Approve a Coastal Development Permit.** The Commission hereby approves the coastal development permit on the ground that the development as conditioned, will be in conformity with the policies of Chapter 3 of the Coastal Act. Approval of the coastal development permit complies with the California Environmental Quality Act because either: (1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the amended development on the environment; or (2) there are no feasible mitigation measures or alternatives that would substantially lessen any significant adverse effects of the amended development on the environment.

## II. Conditions of Approval

### A. Standard Conditions

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. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **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.
5. **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.



### **III. Recommended Findings and Declarations**

The Commission finds and declares as follows:

#### **A. Standard of Review**

The City of Carmel-by-the-Sea is located entirely within the coastal zone but does not yet have a certified LCP. The Commission approved a Land Use Plan (LUP) and an Implementation Plan (IP) at different times in the early 1980s, but the City did not accept the Commission's suggested modifications. Thus, both the LUP and the IP remain uncertified. Until the Commission has certified the entire LCP submittal, the Commission retains coastal permitting authority over development within the City, for which the standard of review is the Coastal Act of 1976.

The Commission has authorized a broad-ranging categorical exclusion within the City of Carmel (Categorical Exclusion E-77-13) that excludes from coastal permitting requirements most types of development not located along the beach and beach frontage of the City. Part of the proposed development, however, is not excluded under Categorical Exclusion E-77-13 because it involves demolition, the proposed new house is excluded.

#### **B. Project Location and Description**

The Applicant proposes to demolish an existing two-story, single family residence (approximately 1000 square feet) and construct in its place, a two-story 1,794 square foot single family residence on a 4,000 square foot lot at 2 NW of Mountain View on Santa Rita in the City of Carmel-by-the-Sea. The property is located across the street from Forest Theatre Park in the Park Overlay Zone. The proposal also includes 400 square feet of driveway, walkways, and patio site coverage. The total site coverage of the new structure is 1,199 square feet as compared to 1,029 square feet pre-existing on site (Exhibit C). The proposed design re-sites the east elevation (front view) of the house on virtually the same location and in the same configuration as the existing structure. The proposed west elevation (rear view) expansion requires the removal of several small trees including two Monterey pines, one redwood, and four coast live oaks, but preserves the most significant trees. The City has conditioned its permit to require two upper canopy trees, (such as Monterey Pines) in the front yard as mitigation for tree removal. The City has also required a 15' front yard setback because of the structure's proximity to Forest Theatre Park.

According to the City staff report, the structure slated for demolition was constructed in 1932 and does not qualify for historical designation under either the California Register of Historical Resources (CRHR) or the City's criteria as a historic resource. That position is supported in the findings of a final evaluation report prepared for the City by independent consultants, Jones & Stokes Associates. The principle investigator found that though the house is greater than 50 years old, it is not directly associated with persons, events, or architecture that might convey a sense of its past and historical context.



## C. Issue Discussion

### 1. Community Character

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. The main issue raised by demolition projects in Carmel 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.*

Demolition of existing residential buildings in Carmel is not a recent phenomenon. However, a series of 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 pervades the City and is a defining characteristic of Carmel. 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.

Carmel is also a very popular visitor destination as much for the style, scale, and rich history of its residential, commercial, and civic architecture, as for its renowned shopping area, forest canopy and white sand beach. The City is considered a "special community" under the Coastal Act due to its unique architectural and visual character. It is often stated that Carmel, along with such other special coastal communities as the town of Mendocino, is one of the special communities for which Coastal Act Section 30253(5) was written. Indeed, Carmel has been, and remains today, a spectacular coastal resource known the world over as an outstanding visitor destination as much for the character of its storied architecture, as for its renowned shopping area and white sand beach. In part, Carmel is made special by the character of development within City limits as various architectural styles present reflect the historical influences that have existed over time.

### **Demolition of Existing House.**

The c. 1932 structure is not listed on any state roster of historical or architecturally important structures in the City. Though it is located in a potentially historic district, this house is not characteristic of the period homes of that district. The homes in the area reflect the character of the early inhabitants, small eclectic Victorian cottages nestled next to board and batten and Craftsman gabled homes. This house does not exhibit the small-scale type of cottage or craftsman described in the characterization of houses that add to the potential district. Although, the house does have the gabled form and rustic shingles, it is visually disconnected by the two-story architecture and the garage door on the lower level. (See Exhibit D)

This property and several others directly to the north and across the street were owned and inhabited by various members of the Jocelyn family. The Jocelyn family was prominent in the social and cultural life of Carmel-by-the-Sea in its early years. Lewis Jocelyn in particular was a noted photographer. He and his wife Augustine (a founding member of the City of Carmel Planning Commission) occupied the property to the immediate north, where Mr. Jocelyn also had his photographic studio.

Though the structure was listed on the Carmel Preservation Foundation's list of potentially historic structures, an evaluation report prepared by Jones & Stokes Associates for the City of Carmel, determined that the house was not the primary residence of Mr. Jocelyn and thus it was not directly associated with the life of Mr. Jocelyn other than having being built by him. Because the house is not the house that Mr. Jocelyn occupied during his years of importance in Carmel, it does not qualify for listing in the California Register of Historic Resources (CRHR) for association with him or any other persons important to the history of Carmel. The evaluation also found that the house is not known to be associated with events important to the history of Carmel and is not a significant work of architecture or good representative of early design traditions of Carmel. As such it does not qualify for listing as an individual resource under all three applicable criteria of CRHR.

Similarly, the Jones & Stokes evaluation found that the building does not meet the City of Carmel



Significance Criteria for designation as a significant historic property. It contends that the house is not directly associated with persons or events important in Carmel's heritage, does not represent a significant example of architectural style, method of construction, architectural detail, work of a significant architect, or unique site conditions. For these reasons, the City determined that the house does not contribute significantly to the character of the neighborhood nor qualify as a significant resource for the purpose of CEQA environmental review (See Exhibit E).

Finally, the proposed demolition and west elevation expansion requires removing seven trees including two Monterey pines, one redwood, and four coast live oaks. Among the trees recommended for felling are a 16-inch Monterey pine and a two-spurred 12-inch coast live oak (Exhibit F). In the past, the Commission has found that the removal of any trees in Carmel larger than 6 inches in diameter has the potential to adversely impact the character of its surroundings. Much of the character in Carmel is defined by the suburban forest ambience and tree canopy of individual properties. In fact, the City has developed ordinances which among other things, defines adequate tree density. Recognizing the impact of removing established trees, the City conditioned its building permit to include replanting two upper canopy trees at the front (east elevation) of the property. In so doing, the proposed project will maintain/achieve the recommended tree density on site and provide additional screening of the structure from Forest Theatre Park across the street. The location, size, and species will be coordinated with the City Forester. As conditioned by the City, the proposed development does not adversely impact the character of the property.

### **Proposed New Structure (Exempt)**

Although the proposed replacement structure is excluded from CDP review, several aspects of replacement structures are important to evaluating the community character impacts of proposed demolitions. These include architectural design and style, mass and scale of the structure, neighborhood density, landscaping and tree removal. In this case, the parcel is currently developed with a single family dwelling. The site is dominated by the presence of a large number and grouping of trees including Monterey pines, Monterey cypress (22"), redwood, and oaks. The existing home, sited near the front of the parcel, appears from the street to be a non-descript, two-story structure, nestled amongst the trees. In scale and design, it does not resemble a typical Carmel cottage.

As described by the City's December 13, 2000 staff report, the new structure has been designed to be compatible with the existing structures located elsewhere within Carmel's residential district. The design re-sites the front of the house on virtually the same location and in the same configuration as the existing structure. The architectural style, scale, and mass of the proposed single family residence is an example of the eclectic mix of structural designs observed in the neighborhood and elsewhere within the City. The use of natural materials such as Carmel stone, wood windows, wood siding and wood shake rook on the exterior preserve the existing street ambience of the Park Overlay Zone (this property is located across the street from Forest Theatre Park). Overall, the project preserves the defining characteristics of this particular parcel: a modest two-story structure nestled in the trees. (See Exhibit G)



The proposed demolition will not open the way to new development that would be growth inducing or lead to compromise of an existing urban-rural boundary. The subject parcel is located within the city limits of the City of Carmel. The parcel is currently developed with a single family dwelling. Parcels in the vicinity of the subject parcel are developed with single family dwellings at urban densities. All utilities are connected to the existing house on this site. There are adequate public services for the proposed new house. Parking is adequate. Additionally, the proposed new house meets City requirements for maximum height, floor area, coverage, and yard setbacks. Neither the demolition nor the new construction would adversely or significantly affect any significant public view. The area is developed at urban densities and with urban services in an area able to accommodate the replacement of the existing house with a new one.

### **Conclusion**

The existing two-story structure together with the overall ambient surrounding of the site exhibit certain qualities and character values, the cumulative loss of which is a concern. The existing house is a non-descript circa 1932 Carmel house. The additional front setback, open space, and tree canopy is the defining character in this Park Overlay zone. There is no evidence to support the findings for historical status of the cottage, thus it is the ambient quality of the site that is the overriding "character" central to the issue of community character.

The Commission has in the past required that the structure be salvaged or rehabilitated and incorporated into the overall design of the new structure (Virkunnen 3-00-136). In those instances, the cottages potential as a historic resource and contribution to community character was the defining characteristic of the site. Salvage and/or rehabilitation similar to those required in past projects are not appropriate in this case because it is the ambient character of the site that is the defining characteristic. In addition to the front setback, open space, and tree canopy, the existing structure is not typical of architectural styles notable for the period. Moreover, there is no evidence to support the findings for historical status of the house.

Thus, while the demolition represents the replacement of an existing moderately-sized neighborhood residence with a larger single family residence, the proposed demolition would not adversely impact either individually or cumulatively the loss of historic resources that contribute to Carmel's special community character. Furthermore, the City has adequately conditioned the permit to require two upper canopy trees be planted for the loss of trees removed during construction. Therefore, the demolition of the existing structures is consistent with Coastal Act Sections 30253(5) and 30251.

## **2. Local Coastal Programs**

The Commission can take no action that would prejudice the options available to the City in preparing a Local Coastal Program that conforms to the provisions of Chapter 3 of the Coastal Act (Section 30604 of the Coastal Act). As described previously, the City is currently working on a new LCP submittal (both LUP and IP), funded in part by an LCP completion grant awarded by the Commission. The City has made progress on the LCP submittal and has indicated that they expect the Land Use Plan and Implementation Plan to be submitted for Commission review in December 2001.



The Coastal Act provides specific guidance for issuance of coastal development permits in cases where the local jurisdiction does not have a certified LCP. Section 30604(a) of the Coastal Act states:

*Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with Chapter 3 (commencing with Section 30200) and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with Chapter 3 (commencing with Section 30200).*

A denial of a coastal development permit on grounds it would prejudice the ability of the local government to prepare a local coastal program that is in conformity with Chapter 3 (commencing with Section 30200) shall be accompanied by a specific finding which sets forth the basis for that conclusion. The City is currently in the middle of a community planning process to determine, among other things, the basis for defining Carmel's community character and ways to protect and preserve said character consistent with the Coastal Act. Until that time, Commission staff has been given guidance to use their best professional judgement to assess the individual and cumulative effect that projects such as this will have on the community character of Carmel.

As discussed above, the proposed demolition and construction will not significantly change the community character of the area. The project proposes demolishing a structure that has been determined not to be of historical significance by both the City of Carmel and the State Office of Historic Preservation. The architectural style of the proposed residence has been deemed compatible with that of its surroundings and will not change the community character of the area.

Additionally, the proposed project will not otherwise impact public access or recreational opportunities available along the coast or at Forest Theatre Park. Therefore, the Commission finds that the proposed project is consistent with Coastal Act Policy 30604(a) in that approval of the project has been found consistent with the Chapter 3 policies of the Coastal Act and will not prejudice development of the LCP in conformance with Chapter 3 policies of the Coastal Act.

### **3. 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)(A) 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. The findings, incorporated by reference herein have discussed the relevant coastal resource issues with the proposal.



Accordingly, the project is being approved without special conditions or the need to implement mitigating actions required of the Applicant by the Commission. All public comments received relevant to this application have been addressed either in these findings or in other correspondence. As such, the Commission finds that the proposed project will not have any significant adverse effects on the environment within the meaning of CEQA.



# CARMEL-BY-THE-SEA

## OFFICIAL ZONING MAP

MUNICIPAL CODE SECTION 13900.0  
(CORRECTED TO 1/1/64)

### LEGEND

-  ZONES C-1, C-2, A-1
  -  SERVICE STATION OVERLAY ZONE
  -  ZONES P (PARKS AND PARKING);  
ZONES A-1, A-2 (THEATRICAL  
OR CULTURAL CENTER)
  -  AREA NOT EXCLUDABLE  
BY LAW OR NOT REQUESTED  
FOR EXCLUSION
- (AREAS NOT MARKED ARE ZONED R-1)

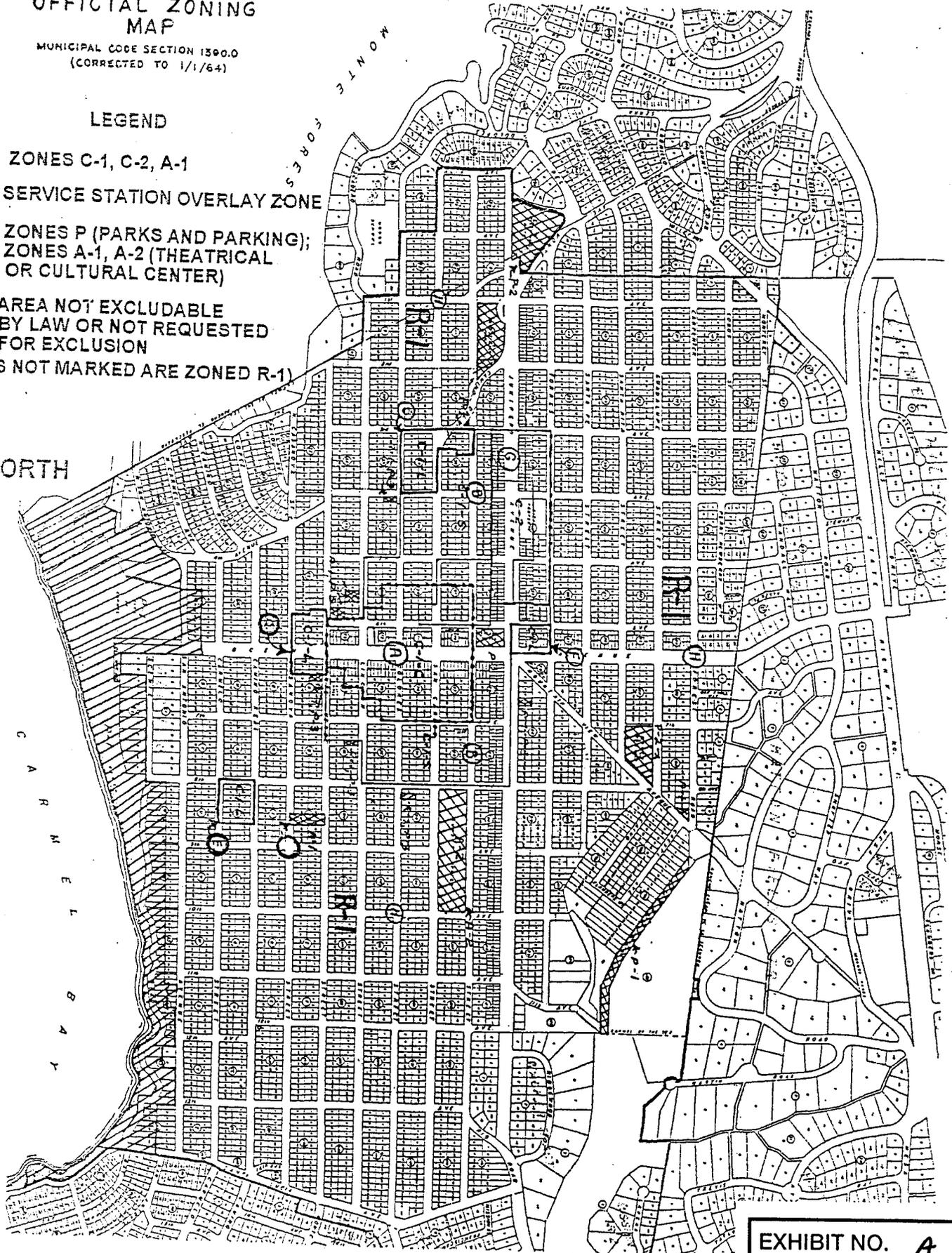


EXHIBIT NO. <i>A</i>
APPLICATION NO. <i>3-01-006</i>
<i>Location map</i>
 California Coastal Commission

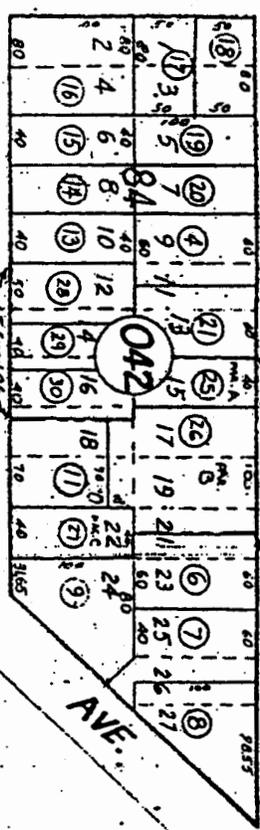
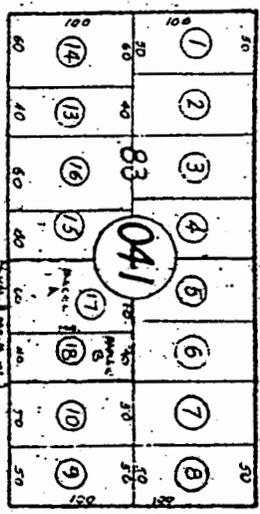


9-16

FOREST

9-20

BD.



AVE.

7TH AVE.

AVE.

GUADALUPE

ST

"Notice: this is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by the Commission of any reliance hereon."

3

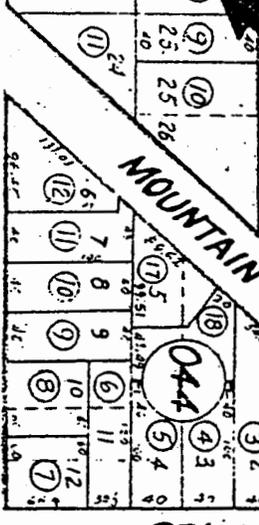
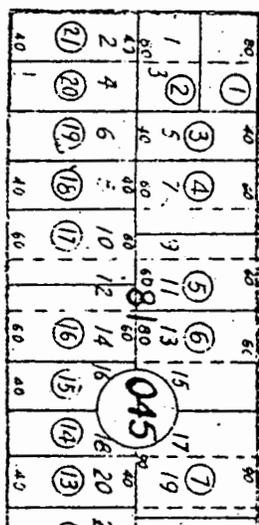
OCEAN

SANTA RITA

ST.

MOUNTAIN VIEW

8TH AVE.



SANTA FE

8

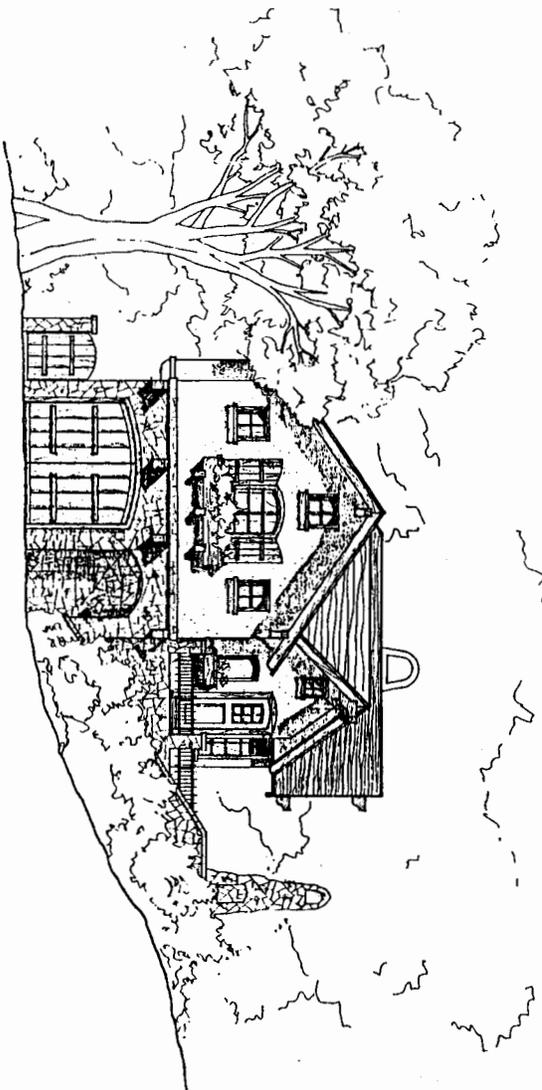
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5

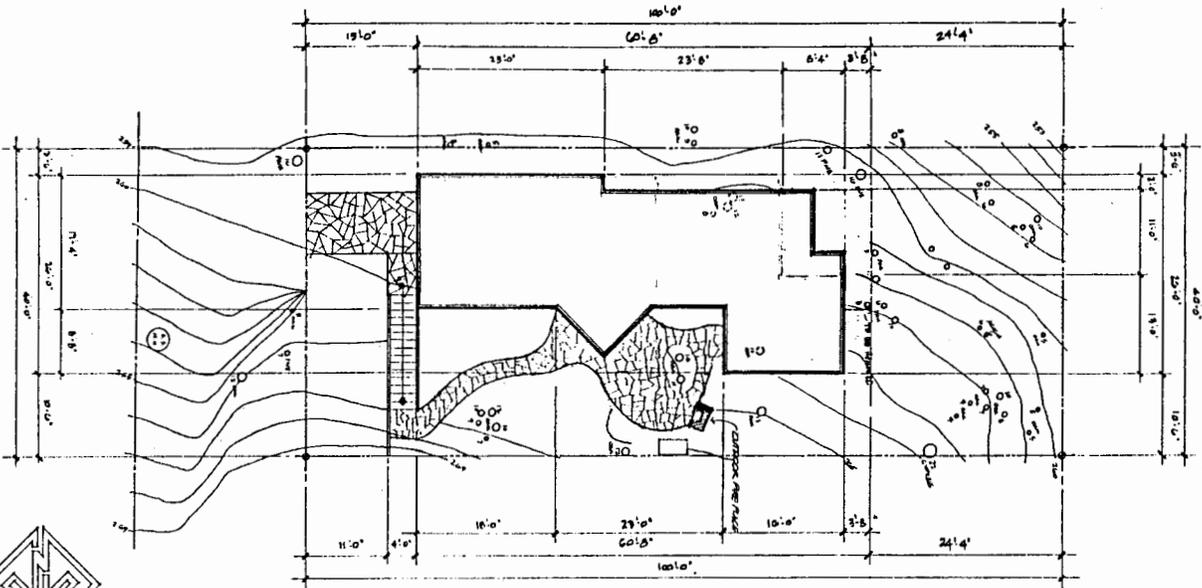
EXHIBIT NO.	B
APPLICATION NO.	3-91-886
Parcel Map	
California Coastal Commission	

# SPAROLINI RESIDENCE

2 NW OF MT. VIEW & STA. BITTA  
CARMEL  
CALIFORNIA



**SITE PLAN**



**SITE DATA**

LOT SIZE : 40 x 100 = 4,000 SQ. FT.  
 FLOOR AREA : 799 SQ. FT.  
 DRIVEWAY AREA : 400 SQ. FT.  
 TOTAL : 1199 SQ. FT.  
 OWNER - SPAROLINI

ACN # - 010-045-005

**SITE COVERAGE**  
(SEE SHEET 2 OF THIS EXHIBIT FOR NOTES)

DRIVEWAY 400 SQ. FT.  
 BUILDING 799 SQ. FT.  
 TOTAL 1199 SQ. FT.

**SITE COVERAGE**

BUILDING 799 SQ. FT.  
 DRIVEWAY 400  
 TOTAL 1199

EXHIBIT NO. C
APPLICATION NO. 3-01-006
Site Plans
California Coastal Commission

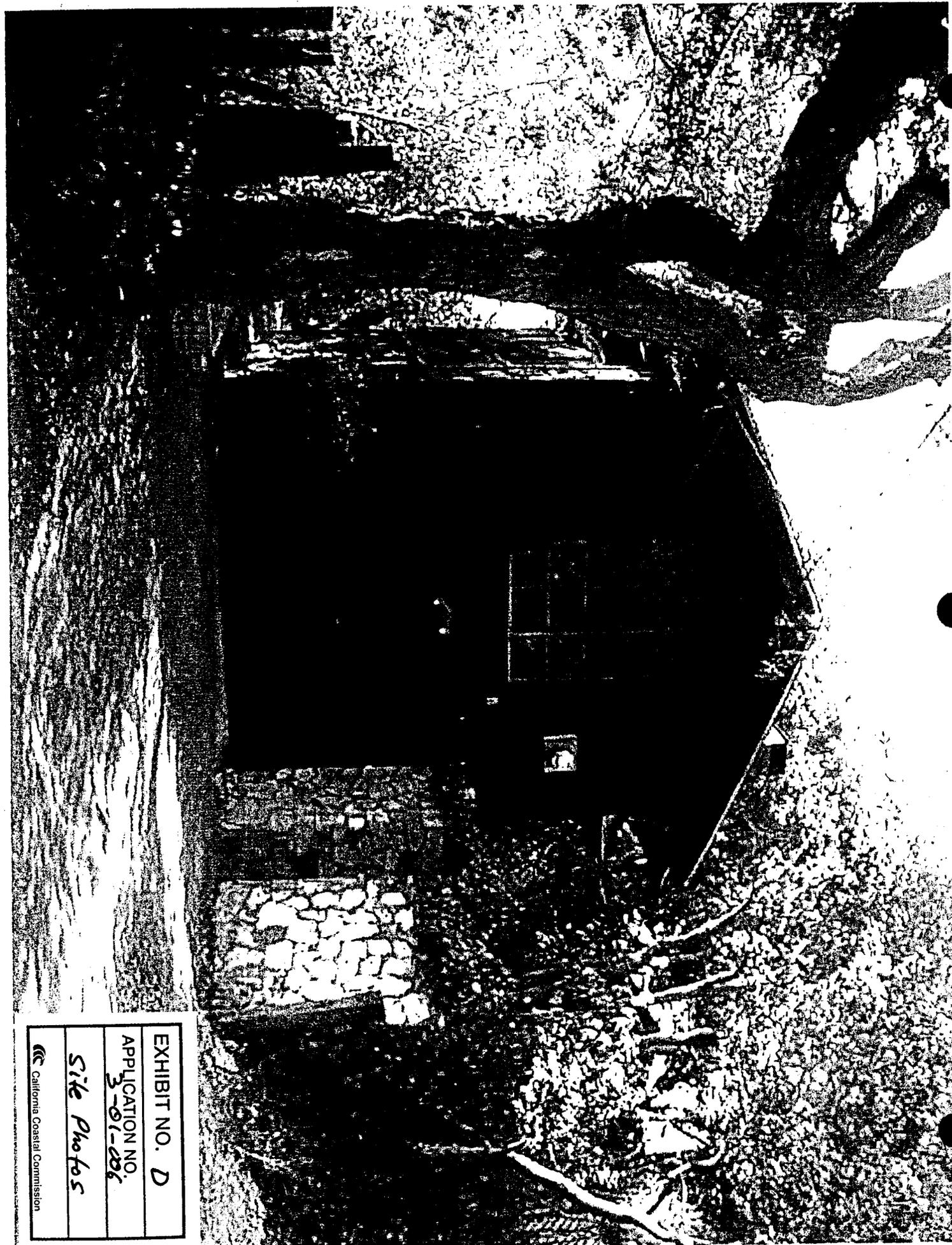


EXHIBIT NO. D

APPLICATION NO.  
3-01-286

Site Photos

 California Coastal Commission



VACANT LOT TO THE SOUTH



FROM SANTA RITA



PARCEL TO NORTH

EXHIBIT NO. D

APPLICATION NO.  
3-01-006

Site Photos

**Final Evaluation Report  
for the  
Asa Property, Carmel-by-the-Sea,  
Monterey County, California**

*Prepared for:*

City of Carmel-by-the-Sea  
Community Planning and Building  
P.O. Drawer G  
Carmel, CA 93921  
Contact: Ben Berto  
831/620-2010

*Prepared by:*

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2600 V Street  
Sacramento, CA 95818-1914  
Contact: Janice Calpo  
916/737-3000

December 1999

EXHIBIT NO. <i>E</i>
APPLICATION NO. <i>3-01-006</i>
<i>Historic Evaluation</i>
 California Coastal Commission

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## INTRODUCTION

The City of Carmel-by-the-Sea (City) has requested that Jones & Stokes conduct research and evaluation of the historical significance of the Asa property, located on the west side of Santa Rita Street south of Ocean (APN 010-045-008, Block 81, Lot part of 21).

This study will be used to facilitate the assessment of environmental impacts of a recent application to remodel or demolish the house on Santa Rita Street. In light of recent changes to the California Environmental Quality Act (CEQA) and relevant case law (such as *League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland*), the City has established historic preservation protocols for project review on those applications that involve the demolition or major alteration of properties that are 50 years old or older. CEQA requires that environmental review occur on any project that may demolish, destruct, relocate, or alter a historical resource. The protocols require that on such projects the application include the preparation of an updated and revised evaluation indicating whether or not the property qualifies as a historical resource for the purpose of CEQA. This process is being implemented to ensure that all CEQA project review performed by City staff and their consultants is based upon professional findings that objectively apply the California Register of Historic Resources (CRHR) criteria for significance. If the property does not meet the CRHR criteria, then Carmel's local significance criteria (City of Carmel-by-the-Sea 1993) will be applied. Individual California Department of Parks and Recreation (DPR) inventory forms have been prepared for inclusion with the application (Appendix A).

This report has been prepared to assist the planning staff with the CEQA review process by providing the methods, analysis, and findings of the inventory and evaluation of the building. The first section of the report describes the methods used to conduct the research on the history and historic context of the property and the methods used to conduct the physical inventory of the house. The second section of the report presents the historic context for the property, based upon the City's evaluation context for historic properties. The third section of the report provides the individual history, physical description, and evaluation of the property. This section includes an explanation of the evaluation criteria that were applied, followed by the analysis of how the property meets or does not meet those criteria. If the property is determined eligible for listing, a description is provided of those character-defining features that specifically convey the significance of the property.

The principal investigator for this study was Janice C. Calpo, who meets the Secretary of the Interior's professional qualification standards for both architectural history and historic preservation. Ms. Calpo has an M.S. in historic preservation from University of Oregon and more than 4 years experience conducting inventory, evaluation, and planning studies for historical resources.

## RESEARCH AND INVENTORY METHODS

Jones & Stokes conducted three stages of research and inventory prior to conducting the evaluation of the property. The first stage involved reviewing previous investigations of the property.

This review served to inform our team of any previous research or assessments and provided direction for locating additional research materials and for updating or verifying previous evaluations of the property. The second stage involved conducting archival research to determine the construction, ownership, and community history of the property. The property history that was developed as a result of the archival research was compared with the evaluation context and criteria to determine the significance of the property, as described in further detail in the "Evaluation" section of this report. The third stage involved conducting a site visit to observe the physical setting, features, and condition of the property. The results of each of the stages in the research and inventory process are described below.

### Previous Studies

The residence at Santa Rita Street was included in the 1989-91 volunteer survey conducted by the Carmel Preservation Foundation (CPF), and found to be "significant" for its association with Carmel photographer Lewis Josselyn (Carmel Preservation Foundation 1996). However, although records show that Lewis Josselyn owned this lot among lots 17-21 on this block, and Lewis Josselyn built the house, testimony of his niece states that the house he occupied and the studio where he did his work were located on the next lot uphill directly north of this site, indicating that this house is only indirectly associated with the photographer (Statement of Ms. Barbara Josselyn Asa, niece of Lewis Josselyn, October 17, 1999, on file with Pan American Real Estate Co.)

### Archival Research

Additional archival research was conducted during the site visit that took place November 18-20, 1999. The building files held at Carmel City Hall were investigated. These files provided information on the original construction of the building, as well as modifications that have been made over time. They served as a source for identifying people associated with the house, even though the person applying for the building permit was not always the resident or even the owner of the house. Research to determine the ownership history of the house was conducted at the Monterey County Recorder's office on November 19, 1999. Research at the Monterey Public Library's history room included reviewing general histories of the area and using the information gleaned from the property research to search the clipping files and historic city directories for information on former owners of the property. The clipping files at the Monterey Public Library are indexed by both the name of a person and by themes such as "artist" or "buildings". The clipping files at this library are extremely comprehensive and cover a wide range of people, from local custodians to prominent artists, with the number of articles generally correlating to the prominence of the person within the community or in a larger context. Research at the Harrison Memorial Library local history room in Carmel included a search of the library's "Nixon Files", a combination of a clippings file and general index for various print, video, and photographic holdings at the local history room.

## Site Visit

A site visit was conducted on November 20, 1999. The site visit included investigating the physical character and condition of the building from the street and from the front, side, and rear yards. During the site visit the building was photographed and written notes were taken describing the architectural characteristics of the house. The built environment of the block in which the building is located was observed in order to determine the current physical context of the building, as well as the general integrity of that block, considering the architectural design traditions of the residential character of the northeast section of Carmel.

## HISTORIC CONTEXT

The city of Carmel-by-the-Sea has adopted a historic context statement that addresses five themes for the purpose of evaluating historic resources (Archives & Architecture 1996). Two themes are particularly relevant to the current study: Architectural Development in Carmel (1888-1940) and Development of Art and Culture. The following discussion of Arts and Crafts landscaping was developed to help incorporate concepts developed during the recent Architectural Design Traditions' project (Winter & Company 1996).

As with the architectural design trends of the Arts and Crafts movement, the Arts and Crafts garden visually represented the rejection of the formality, abundance, and ostentation of the Victorian era's social values and design principles. Arts and Crafts gardens exercised a "studied restraint and timeless English quality that were epitomized by perceptions of the Tudor garden, combining strong architectural structures, box-edged beds, and the division of the garden into a sequence of separate compartments, with an abundance of natural planting . . . plants were allowed to scramble over arches and pergolas, to spill across the outlines of pathways and to burst out of the joints of stone retaining walls" (Hitchmough 1997). High-style, professionally landscaped gardens were rare during this period (Winter and Vertikoff 1996). Instead, gardens were customized by the resident to reflect their own needs, desires, and interpretations of the Arts and Crafts principles:

- unify house and garden;
- enclose the garden with trees, hedges, or natural-looking fences;
- preserve local identity;
- plant simple flowers;
- eschew fashion;
- integrate existing trees;
- make it productive, and;
- include places for recreation and relaxation. (Hamilton et al. 1999).

## EVALUATION

According to CEQA guidelines a property can qualify as a significant historical resource for the purposes of CEQA review if:

1. the resource is listed in or determined eligible for listing in the CRHR;
2. the resource is included in a local register of historical resources as defined in section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the preponderance of evidence demonstrates that it is not historically or culturally significant; or
3. the lead agency determines the resource to be significant as supported by substantial evidence in light of the whole record (California Code of Regulations, Title 14, Division 6, Chapter 3, section 15064.5).

The purpose of this evaluation report is to present the determination of significance for the purposes of CEQA. To ensure that all aspects of significance are evaluated, the CRHR criteria will be applied first. If a property does not meet CRHR criteria, then the City's criteria for designation of significance will be applied. These criteria are not entirely consistent with the CRHR criteria. However, CEQA also allows a lead agency to determine that the resource may be a historical resource purely at its own discretion [Section 15064.5(a)(4)]. Applying the local significance criteria will help the City determine whether it chooses to treat the property as a historical resource if it does not meet one of the tests defined above. If the property meets the CRHR criteria, the local criteria need not be applied since the property would already qualify as a significant historical resource for the purpose of CEQA.

### California Register Criteria for Evaluation

A historical resource may be eligible for inclusion in the CRHR if it:

1. is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. is associated with the lives of persons important in our past;
3. embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values; or
4. has yielded, or may be likely to yield, information important in prehistory or history.

## City of Carmel-by-the-Sea Significance Designation Criteria

The City's preservation planning goals and policies establish a framework for judicious, rather than all-encompassing, designation of historic resources. The key is to determine whether the property is one of the resources that "make especially significant contributions to the unique character and identity of the City" (City of Carmel-by-the-Sea. n.d.a. O5-1) in light of the City's policy to "prevent the designation of an excessive number of buildings to assure that land use and design policies and regulations are not compromised" (City of Carmel-by-the-Sea. n.d.a. P5-5). According to the Carmel-by-the-Sea zoning code, resources may be designated as significant if they are 50 years old or older and exhibit one or more of the following characteristics:

1. Cultural Heritage: its character, interest, or value is part of the development, heritage, or cultural characteristics of the community, county, state, or country.
2. Significant Event: its location is a site of a significant local, county, state or national event.
3. Important Person: it can be identified with a person or persons who significantly contributed to the development of the community, county, state or country.
4. Architectural Distinction: it embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.
5. Notable Construction: it can be identified as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or country.
6. Architectural Detail: it embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant.
7. Architectural Innovation: it embodies design elements that make it structurally or architecturally innovative.
8. Unique Site Conditions: its unique location or singular physical characteristics make it an established or familiar visual feature.

### Application of the Criteria

The CRHR criteria will be applied to the house based upon the history of the community, the history of notable owners, tenants, and uses of the house, and the physical characteristics of the house. The historic context provides information to assist with the application of the CRHR criteria. The purpose of Carmel's historic context statement "is to provide a framework for identifying historic

resources, determining their relative significance, and applying the criteria" (Archives & Architecture 1996). For each historic theme, the context identifies the associated resource types that represent significant aspects of that theme. The context statement also provides six appendices listing important people who contributed to the development of the community. Finally, the historic context statement includes an appendix containing the notable architects and builders in Carmel. This information establishes a benchmark for determining significance that is based upon a comprehensive historic context of the city. On the one hand, a person who is not currently listed in the historic context statement may be important in Carmel's history if he or she exhibits equivalent characteristics of community involvement, artistic achievement, or stylistic influence on Carmel's built environment. On the other hand, since not every resident, event, or designer can be considered significant, the benchmark can be used to determine the relative significance of a property's association with people, events, or design trends important in Carmel or California history.

The house on Santa Rita Street, south of Ocean near 7th Avenue falls within one of the historic districts that was identified during the CPF survey. According to the CPF survey, "District Five is that portion of Addition five which represents the oldest and most unique section of that Addition. It is the third oldest portion of the city to be developed by poets, writers, and dreamers from 1906 to 1930. The district extends from the west side of Forest to Junipero and from Ocean to Ninth streets." (Archives & Architecture, 1996:p.90). The survey goes on to state that "Early settlers of the area were many of the post-1906 earthquake poets, writers, and philosophers of the Behomeian Colony of San Francisco. The homes in the area reflect the character of the early inhabitants - small eclectic Victorian cottages nestle next to board-and-batten and Craftsman gabled homes... Homes in the district consist of the typical and varied Carmel styles that include a number of small shingles and board-and batt, stucco and rock cottages."

Although this historic district has not yet been fully documented, there is strong indication that the area defined by the CPF survey would be eligible for listing in the CRHR as a historic district under criterion C for exhibiting distinctive characteristics of a region and under criterion A for the district's association with prominent early citizens in Carmel. Both the historic context statement and the findings of the recent Architectural Design Traditions project (Winter & Company 1999) discuss characteristics that distinguish the development of Carmel between the 1900s and 1940s. While these characteristics are partially embodied in the history and architectural design of individual houses, the 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.

It is this kind of interrelationship between individual properties which defines a historic district. The California Office of Historic Preservation (OHP) recommends using the guidance in National Register (NR) Bulletin 15 to assist with making an evaluation of a resource's significance (California Office of Historic Preservation 1999). According to NR Bulletin 15, "a district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as

a whole within its historic context." (National Park Service 1991.) Each property that is determined to be a contributing element of an eligible historic district is considered a historical resource under CEQA.

As discussed at the beginning of this section, a property must be considered a historical resource for the purpose of CEQA if it meets the criteria for listing in the CRHR, if it is listed in or eligible for listing in a qualified local register, or if the lead agency chooses to treat it as a historical resource. This report will assess the property's eligibility in the same order, beginning with the CRHR criteria. If the property does not meet the CRHR criteria, the local criteria will be applied. If the property does meet the CRHR criteria, the property must be considered a historical resource and the local criteria need not be applied.

ASA PROPERTY: APN 010-045-008; BLOCK 81, PART OF LOT 21

History

The Asa property sits on the South part of lot 21, block 81 on the west side of Santa Rita Street south of Ocean Avenue. The house is among several houses built on land that was owned by photographer Lewis Josselyn, who purchased lots 17-25 on that same block from his mother, Alice R. Josselyn, for \$10 in 1926 (Monterey County deed reel 101 page 3). A number of property transactions occurred between Alice R. Josselyn and her children during the 1920s and 1930s (Monterey County deed 116 reel 140; deed 149 reel 307; deed 205, reel 350; deed 261, reel 327; deed 281, reel 474; deed 292, reel 285; deed 314, reel 364). The house Lewis Josselyn occupied, as well as his photographic studio, were located on lot 19, directly north of the Asa property (Statement of Ms. Barbara Josselyn Asa, niece of Lewis Josselyn, October 17, 1999, on file with Pan American Real Estate Co.). The Asa property on lot 21, although not the primary residence of Lewis Josselyn, was built by him in 1932, at an estimated cost of \$2000 (building permit #2496). Since blocks 17-25 comprised the southern end of block 81 directly across from the Forest Theater, it is likely that all of the structures on these lots belonged to Lewis Josselyn, although no evidence suggests that the Josselyn family members occupied them. From the time the structure on lot 21 was built in 1932, Lewis and his wife Augustine were listed at the residents directly north of this property, and his brother Talbert with wife Florence, were listed across the street on block 82, lots 16 & 18. After Lewis and Talbert died in the early 1960s, their widows continued to reside at these properties (Polk's 1933, 1937, 1947, 1954-55, 1960, 1970; Pine Cone articles 4/3/61, 3/16/64; Carmel Preservation Foundation 1996). Their mother Alice R. Josselyn lived just a block away at Guadalupe Street near Ocean Avenue until she moved to Monterey in 1941. A third brother, Winsor, was also listed on this part of the block briefly in 1947.

The Josselyn Family first settled in Carmel in 1914 when Alice R. and Charles Lewis Josselyn brought their children Lewis, Talbert, and Winsor. Charles Josselyn was a pioneer in the citrus fruit industry and Alice Josselyn was active in community affairs, including behind-the-scenes work with the Forest Theater, along with sons Lewis and Talbert (Carmel Pine Cone: February 1, 1944). Lewis Josselyn became a well-known photographer for his landscape work in Carmel, his photographs of the American Expeditionary Force in World War I, his documentation of restoration of the California Missions, and his photos of poet Robinson Jeffers at Jeffers' home Tor House (Herald: March 16, 1964). Brothers Talbert and Winsor both became writers, Talbert publishing several books along with articles that appeared in Collier's Magazine and the Saturday Evening Post. Winsor wrote for the military and the Herald, and as a reporter in San Francisco until World War II when he received his commission as first lieutenant with the Air Corps (Herald: April 3, 1961, June 15, 1973). The three brothers were among those who helped establish the Abalone Softball League in Carmel. Talbert's wife Florence was also known in civic affairs as a founding member of the Carmel Planning Commission, serving from 1947 to 1966, as well as her service on the Carmel City Council from 1973 to 1976, holding the position of police commissioner (Herald: June 1, 1992). It was Florence who held the property in the family trust until her death in 1992. The property has since been transferred into the hands of her daughter and trustee Barbara Josselyn Asa.

## Description

The Asa house is located on the west side of Santa Rita Street, at the center of the irregular block near 7<sup>th</sup> Avenue and directly across from the Forest Theater. This area known as 80 Acres is southeast of downtown Carmel with the terrain generally sloping southwest, placing the house on the downhill side of the street. Santa Rita Street is dominated by the groves of trees lining the forest theater on the east side, as well as trees of many types surrounding the residential properties. The Asa House is set near the front of the lot, as is common for houses on the west side of the street to take advantage of the highest point on the lot. A wide driveway, lined on the north side by a flagstone retaining wall leads to the front garage. The west rear of the property is undeveloped and filled with forest trees.

The house is a two story wood frame structure that is set into the hill on the north side with a rough flagstone retaining wall and stairway built up at the northeast front corner. The second story provides the primary living space and the simple front door with a small shed roof extension is accessed via the corner stairway. The lower story provides garage and utility space. Because the two story house has its prime living space at the top, the gabled second story appears disproportionately large from the east front elevation view. Materials also reflect the priority of the second story, with long natural shingles sheathing the second story and simple horizontal lapped wooden siding with meitered corners sheathing the first story. The large gabled roof that faces the east front elevation is intersected at the west rear elevation by a hip roofed element that extends slightly beyond the main gabled element at the northwest rear corner. Fascia and exposed rafters line the gabled element, while the hipped element is built out covering the rafters. The east front elevation of the house is dominated by a large vertical 15-pane fixed picture window. A smaller double garage door with strap hinges is found below at street level. The north side elevation, built into the steepest part of the hill, is exposed only at the second story. A rusticated brick fireplace with a chimney that pierces the side eaves is found on this side. Two doors, one with a window and protruding ledge, are found on this side, as well as a three part window with a center pivoting pane. The west rear elevation reflects the steep hillside, with multiple-lite fixed and casement windows at the second story and smaller paned windows in a variety of shapes that follow the hillside, both fixed and casement type, found at the lower story. The south side elevation is fully exposed at both story levels with a variety of multiple-pane fixed and casement windows at both levels. A paneled access doors is found at the southwest rear corner. A large multiple pane fixed picture window like the window found at the east front elevation is found at the upper story south elevation to provide light to the same large front room. The house is in overall good condition and retains its historic integrity.

## Evaluation

### California Register of Historic Resources

The Asa property is not eligible for listing in the CRHR as an individual resource or as a contributing element of the potentially eligible "District Five" historic district. Although the house is indirectly associated with photographer Lewis Josselyn, who played an important role in the history

of Carmel through his documentation of the area and its people, this house was not his primary residence and is not directly associated with his life except for having been originally built by him. His primary residence and photographic studio still exist and are located uphill directly to the north of this house. Lewis Josselyn owned lots 17-25 of block 81, comprising nearly half of the irregularly shaped block. This house on the south part of lot 21 was built later than his primary residence, most likely as an investment for his property. Both houses are located directly across from the Forest Theater. Because this house is not the house that Lewis Josselyn occupied during his years of importance in Carmel, it does not qualify for listing in the CRHR for association with him or any other important persons to the history of Carmel.

The house is not known to be associated with events important to the history of Carmel and is not a significant work of architecture or good representative of early design traditions of Carmel, and thereby does not qualify for listing as an individual resource under all three applicable Criteria of the CRHR. The house is also not eligible as a contributor to the potentially eligible "District Five" historic district, because it does not represent the design traditions that make up the character of that district. "The homes in the area reflect the character of the early inhabitants - small eclectic Victorian cottages nestle next to board-and-batten and Craftsman gabled homes... Homes in the district consist of the typical and varied Carmel styles that include a number of small shingles and board-and batt, stucco and rock cottages." This house was not built in the early post-1906 period, and from street level does not appear as the small scale type of cottage or craftsman described in the characterization of houses that add to the potential district. The Asa house does have the gabled form and rustic shingles, but is visually disconnected by the garage door on the lower level. The house would not be characterized as craftsman or any of the other traditional styles of the area. Therefore, the house does not meet criteria for listing as a contributing element of the potentially eligible "District Five" historic district.

#### **City of Carmel-by-the-Sea Significance Designation Criteria.**

The Asa property is not directly associated with persons or events important in Carmel's heritage, and does not represent a significant example of a style of architecture, method of construction, use of architectural detailing, work of a significant architect or builder, or unique site conditions. Thus, the building does not meet the City of Carmel-by-the-Sea Significance Criteria for designation as a significant historic property.

### **CONCLUSIONS**

The purpose of this report was to determine whether the property qualifies as significant for the purpose of CEQA environmental review. The Asa property has been found not to be eligible for listing in the CRHR, nor does it qualify for local designation. Therefore, the Asa property is not a historical resource for the purpose of CEQA. Under CEQA, any project that has the potential to cause impacts to significant historical resources requires the preparation of an environmental impact report (EIR). Projects that follow the Secretary of the Interior's Standards for the Treatment of Historic Properties are exempt from this requirement.

## CITATIONS

97 C.D.O.S. 979. *League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland.*

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City of Carmel-by-the-Sea. n.d. Land use element of the general plan. On file with the City of Carmel-by-the-Sea, Department of Community Planning and Building project files, Carmel-by-the-Sea, CA.

City of Carmel-by-the-Sea. 1993. Carmel zoning code, chapter 17.41, "Historic preservation." February 5, 1993. On file with the City of Carmel-by-the-Sea, Department of Community Planning and Building project files, Carmel-by-the-Sea, CA.

Hitchmough, W. 1997. Arts and Crafts Gardens. Rizzoli International Publications, Inc., NY.

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- \_\_\_\_\_. 1941. R.L. Polk & Co., San Francisco, CA. On file at the Monterey Public Library, Local History Room, Monterey, CA.
- \_\_\_\_\_. 1947. R.L. Polk & Co., San Francisco, CA. On file at the Monterey Public Library, Local History Room, Monterey, CA.
- \_\_\_\_\_. 1951. R.L. Polk & Co., San Francisco, CA. On file at the Monterey Public Library, Local History Room, Monterey, CA.
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- Winter & Company. 1999. Historic development patterns. Draft paper on the Design Traditions of Carmel Project conducted in the spring of 1997. On file at the Community Planning & Building Department, Carmel-by-the-Sea, CA.
- Winter, R. and A. Vertikoff. 1996. American bungalow style. Simon & Schuster. New York, NY.

Appendix A. DPR-523 Forms

# PRIMARY RECORD

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

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

Trinomial \_\_\_\_\_

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

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

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

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\*Resource Name or #: (Assigned by Recorder) APN: 010-045-008

P1. Other Identifier: Asa 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 \_\_\_\_\_; \_\_\_\_\_ ¼ of \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address West side of Santa Rita between Ocean and Mountain View 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 81, part of Lot 21

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

The Asa house is located on the west side of Santa Rita Street, at the center of the irregular block near 7<sup>th</sup> Avenue and directly across from the Forest Theater. This area known as 80 Acres is southeast of downtown Carmel with the terrain generally sloping southwest, placing the house on the downhill side of the street. Santa Rita Street is dominated by the groves of trees lining the forest theater on the east side, as well as trees of many types surrounding the residential properties. The Asa House is set near the front of the lot, as is common for houses on the west side of the street to take advantage of the highest point on the lot. A wide driveway, lined on the north side by a flagstone retaining wall leads to the front garage. The west rear of the property is undeveloped and filled with forest trees. (See continuation sheet.)

\*P3b. Resource Attributes: (List attributes and codes) HP 2 Single Family Property

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

P5a.



P5b. Description of Photo: (View, date, accession #) East front elevation looking west: 11/20/99

\*P6. Date Constructed/Age and

Sources:  Historic  Prehistoric  Both  
Constructed 1932 (Building permits)

\*P7. Owner and Address:

Barbara Josselyn Asa  
11 Coast road  
Piedmont, CA 94611

\*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 Asa 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: 010-045-008

B1. Historic Name: Lewis Josselyn House

B2. Common Name: Asa Property

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

\*B5. Architectural Style: Shingle

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

Constructed 1932

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

\*B8. Related Features:

B9a. Architect: (unknown)

b. Builder: Lewis Josselyn

\*B10. Significance: Theme: The Arts Community; Residential Design Traditions

Area: Carmel-by-the-Sea, CA

Period of Significance: 1932-1950

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 Asa property sits on part of lot 21, block 81 on the west side of Santa Rita Street south of Ocean Avenue. The house is among several houses built on land that was owned by photographer Lewis Josselyn, who purchased lots 17-25 on that same block from his mother, Alice R. Josselyn, for \$10 in 1926 (Monterey County deed reel 101 page 3). A number of property transactions occurred between Alice R. Josselyn and her children during the 1920s and 1930s (Monterey County deed 116 reel 140; deed 149 reel 307; deed 205, reel 350; deed 261, reel 327; deed 281, reel 474; deed 292, reel 285; deed 314, reel 364). The house Lewis Josselyn occupied, as well as his photographic studio, were located on lot 19, directly north of the Asa property (Statement of Ms. Barbara Josselyn Asa, niece of Lewis Josselyn, October 17, 1999, on file with Pan American Real Estate Co.). The Asa property on lot 21, although not the primary residence of Lewis Josselyn, was built by him in 1932, at an estimated cost of \$2000 (building permit #2496). Since blocks 17-25 comprised the southern end of block 81 directly across from the Forest Theater, it is likely that all of the structures on these lots belonged to Lewis Josselyn, although no evidence suggests that the Josselyn family members occupied them. From the time the structure on lot 21 was built in 1932, Lewis and his wife Augustine were listed at the residents directly north of this property, and his brother Talbert with wife Florence, were listed across the street on block 82, lots 16 & 18. After Lewis and Talbert died in the early 1960s, their widows continued to reside at these properties (Polk's 1933, 1937, 1947, 1954-55, 1960, 1970; Pine Cone articles 4/3/61, 3/16/64; Carmel Preservation Foundation 1996). Their mother Alice R. Josselyn lived just a block away at Guadalupe Street near Ocean Avenue until she moved to Monterey in 1941. A third brother, Winsor, was also listed on this part of the block briefly in 1947. (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 Asa Residence, Carmel-by-the-Sea, Monterey County, California.

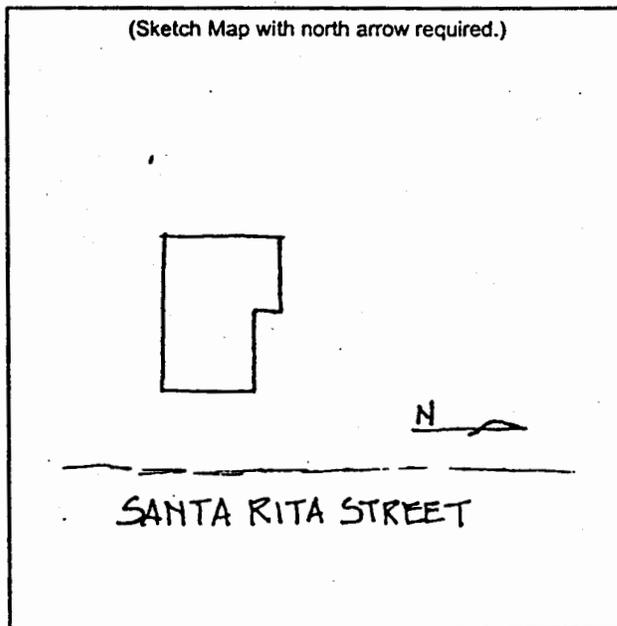
B13. Remarks:

\*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 010-045-008

Recorded by Janice Calpo

\*Date 11/20/99

Continuation

Update

**P3a. DESCRIPTION (continued):**

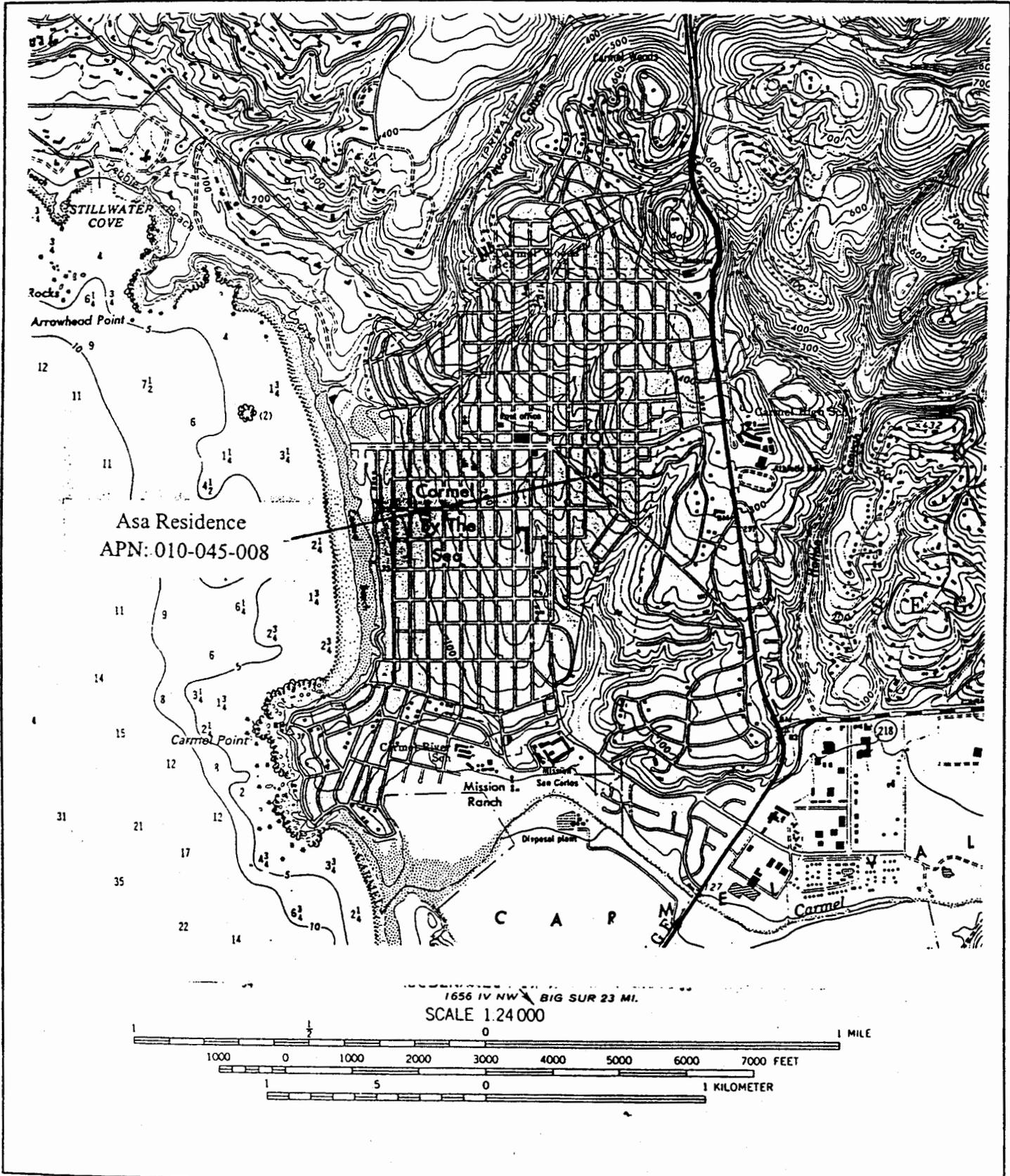
The house is a two story wood frame structure that is set into the hill on the north side with a rough flagstone retaining wall and stairway built up at the northeast front corner. The second story provides the primary living space and the simple front door with a small shed roof extension is accessed via the corner stairway. The lower story provides garage and utility space. Because the two story house has its prime living space at the top, the gabled second story appears disproportionately large from the east front elevation view. Materials also reflect the priority of the second story, with long natural shingles sheathing the second story and simple horizontal lapped wooden siding with meitered corners sheathing the first story. The large gabled roof that faces the east front elevation is intersected at the west rear elevation by a hip roofed element that extends slightly beyond the main gabled element at the northwest rear corner. Fascia and exposed rafters line the gabled element, while the hipped element is built out covering the rafters. The east front elevation of the house is dominated by a large vertical 15-pane fixed picture window. A smaller double garage door with strap hinges is found below at street level. The north side elevation, built into the steepest part of the hill, is exposed only at the second story. A rusticated brick fireplace with a chimney that pierces the side eaves is found on this side. Two doors, one with a window and protruding ledge, are found on this side, as well as a three part window with a center pivoting pane. The west rear elevation reflects the steep hillside, with multiple-lite fixed and casement windows at the second story and smaller paned windows in a variety of shapes that follow the hillside, both fixed and casement type, found at the lower story. The south side elevation is fully exposed at both story levels with a variety of multiple-pane fixed and casement windows at both levels. A paneled access doors is found at the southwest rear corner. A large multiple pane fixed picture window like the window found at the east front elevation is found at the upper story south elevation to provide light to the same large front room. The house is in overall good condition and retains its historic integrity.

**B10. SIGNIFICANCE (continued):**

The Josselyn Family first settled in Carmel in 1914 when Alice R. and Charles Lewis Josselyn brought their children Lewis, Talbert, and Winsor. Charles Josselyn was a pioneer in the citrus fruit industry and Alice Josselyn was active in community affairs, including behind-the-scenes work with the Forest Theater, along with sons Lewis and Talbert (Carmel Pine Cone: February 1, 1944). Lewis Josselyn became a well-known photographer for his landscape work in Carmel, his photographs of the American Expeditionary Force in World War I, his documentation of restoration of the California Missions, and his photos of poet Robinson Jeffers at Jeffers' home Tor House (Herald: March 16, 1964). Brothers Talbert and Winsor both became writers, Talbert publishing several books along with articles that appeared in Collier's Magazine and the Saturday Evening Post. Winsor wrote for the military and the Herald, and as a reporter in San Francisco until World War II when he received his commission as first lieutenant with the Air Corps (Herald: April 3, 1961, June 15, 1973). The three brothers were among those who helped establish the Abalone Softball League in Carmel. Talbert's wife Florence was also known in civic affairs as a founding member of the Carmel Planning Commission, serving from 1947 to 1966, as well as her service on the Carmel City Council from 1973 to 1976, holding the position of police commissioner (Herald: June 1, 1992). It was Florence who held the property in the family trust until her death in 1992. The property has since been transferred into the hands of her daughter and trustee Barbara Josselyn Asa.

The Asa property is not eligible for listing in the CRHR as an individual resource or as a contributing element of the potentially eligible "District Five" historic district. Although the house is indirectly associated with photographer Lewis Josselyn, who played an important role in the history of Carmel through his documentation of the area and its people, this house was not his primary residence and is not directly associated with his life except for having been originally built by him. His primary residence and photographic studio still exist and are located uphill directly to the north of this house. Lewis Josselyn owned lots 17-25 of block 81, comprising nearly half of the irregularly shaped block. This house on the south part of lot 21 was built later than his primary residence, most likely as an investment for his property. Both houses are located directly across from the Forest Theater. Because this house is not the house that Lewis Josselyn occupied during his years of importance in Carmel, it does not qualify for listing in the CRHR for association with him or any other important persons to the history of Carmel.

The house is not known to be associated with events important to the history of Carmel and is not a significant work of architecture or good representative of early design traditions of Carmel, and thereby does not qualify for listing as an individual resource under all three applicable Criteria of the CRHR. The house is also not eligible as a contributor to the potentially eligible "District Five" historic district, because it does not represent the design traditions that make up the character of that district. "The homes in the area reflect the character of the early inhabitants - small eclectic Victorian cottages nestle next to board-and-batten and Craftsman gabled homes... Homes in the district consist of the typical and varied Carmel styles that include a number of small shingles and board-and batt, stucco and rock cottages." This house was not built in the early post-1906 period, and from street level does not appear as the small scale type of cottage or craftsman described in the characterization of houses that add to the potential district. The Asa house does have the gabled form and rustic shingles, but is visually disconnected by the garage door on the lower level. The house would not be characterized as craftsman or any of the other traditional styles of the area. Therefore, the house does not met criteria for listing as a contributing element of the potentially eligible "District Five" historic district.



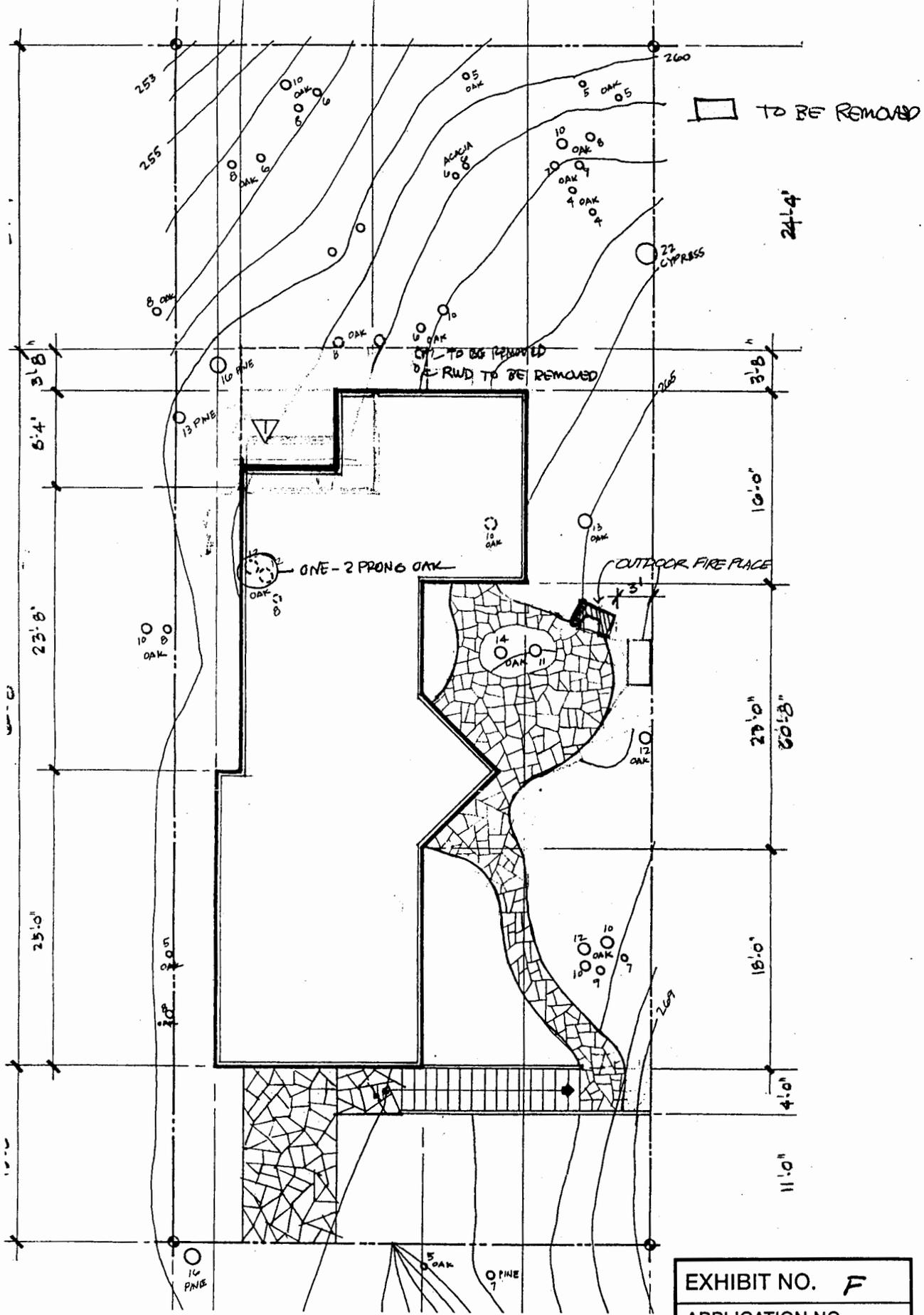
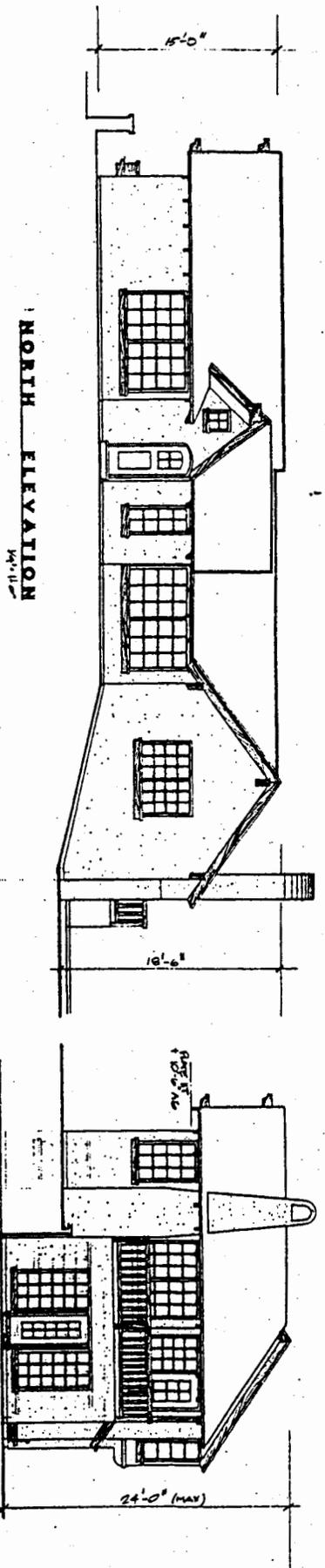
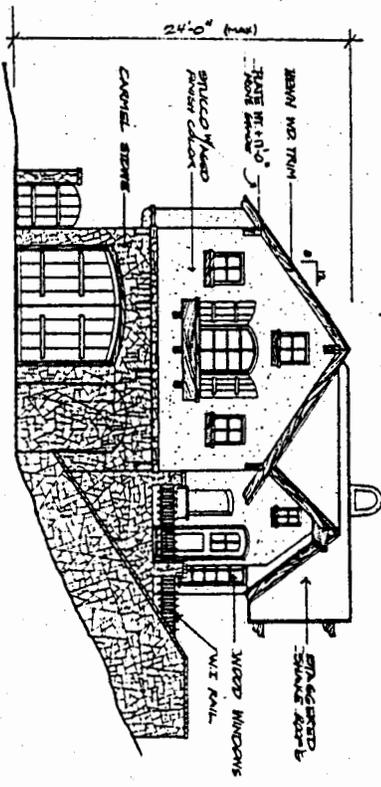


EXHIBIT NO. F
APPLICATION NO. 3-01-006
Trees to be Removed
California Coastal Commission

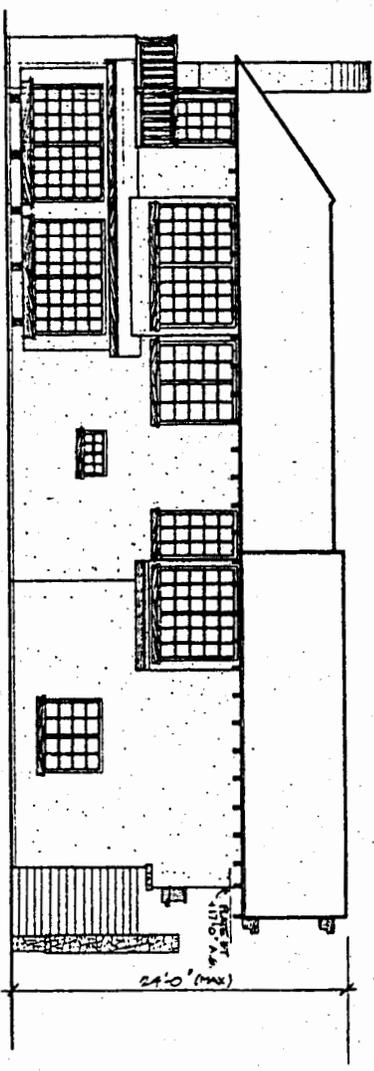


NORTH ELEVATION  
14'-11"

WEST ELEVATION  
14'-11"



EAST ELEVATION  
14'-11"



SOUTH ELEVATION  
14'-11"



EXHIBIT NO. Q
APPLICATION NO. 3-97-056
<i>Elevations</i>
California Coastal Commission