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December 28, 2023

Mr. Anthony Lombardo
Anthony Lombardo & Associates
144 W. Gabilan St.
Salinas, CA 93901

Dear Mr. Lombardo:

At your request I have conducted a review of a historic resource evaluation of the residential property located on Camino Real 4NW of 11th Ave., (APN# 010-275-006) in Carmel, prepared by Anthony Kirk, Ph.D. Dr. Kirk's Peer Review evaluation, was dated November 29, 2023.

Dr. Kirk concluded that the subject property had been misidentified as an example of Tudor Revival design, and that the two identified builders, Miles Bain (1933) & Ernest Bixler (1940), were listed in the 2022 Historic Context Statement for Carmel-By-The-Sea as significant craftsmen. However, he rightly noted that according to Carmel's Eligibility Criteria for historic listing in the Carmel Historic Resources Inventory, codified in Sections 17.32.040.D.1, & D.2, it's not the builders listing, but that "the resource itself must be shown to be individually significant for historic listing". In this case the misattribution of the subject property as a good example of Tudor Revival design is at issue. The subject property's architectural style is clearly an example of the Minimal Traditional Style of architecture, found throughout the country and in Carmel during the 1930s and post-war period of the 1940s & 1950s. (see drawing provided).

Virginia McAlester's authoritative "Field Guide to American Houses", describes the identifying features of the Minimal Traditional Style as, "Low or-intermediate-pitched roof, more often gabled; small house, generally one-story in height; roof eaves have little or no overhang, generally double-hung windows, typically multi-paned; minimal amounts of added architectural detail", (seen in the gable apex skirt-boarding in this example). "Gable-and-wing types may have a low-pitched front-facing gable added on one side of of a side-gabled roof", not unlike that found on the subject property.

McAlester's description of key Tudor Revival features include; facade dominated by one or more prominent front-facing gables, usually steeply-pitched; tall narrow windows, usually in multiple groups with multi-paned glazing; massive chimneys; front entry door Tudor arched. The original consultant makes no mention of the front entry door being Tudor-arched, and only visible on-site arch is the undated stucco feature as part of a garden wall at the street entry to the property.


HISTORIC PRESERVATION MUSEUM INTERPRETATION

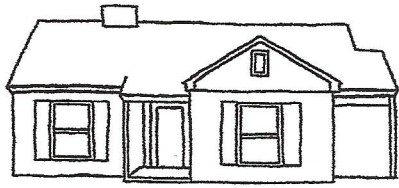
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The subject property appears to retain its original location & setting, However, Dr. Kirk's careful analysis of changes to the building envelope over time, particularly after 1960, showing enough modifications to the residence, especially in its overall fenestration, to sufficiently compromise its physical integrity of materials and workmanship. The subject property, because of misguided design attribution, and lacking enough particular design distinction, does not appear to qualify for historic listing at the national, state or local levels historic significance.

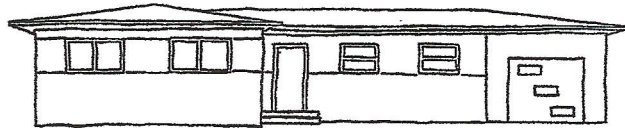
In summary, having carefully reviewed the findings of Dr. Kirk who reviewed the study, I fully support his findings that the Rodriques residence, located on Camino Real, 4NW of 11th Ave. (APN# 010-275-006), in Carmel By-The-Sea, is not qualified for listing as an historic resource, for the reasons clearly identified above.

Respectfully submitted,

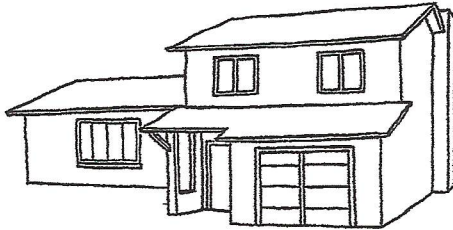




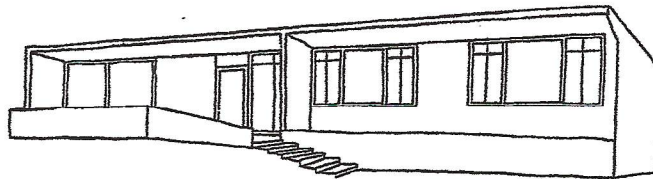
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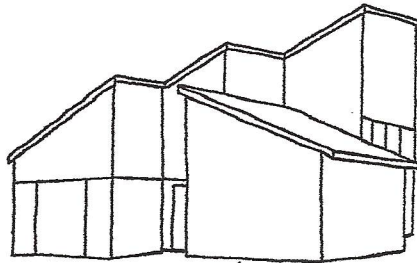
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SPLIT-LEVEL



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