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4 October 2024

Katherine Wallace, AICP
Associate Planner
Carmel City Hall
Monte Verde Street, 2 NE of 7th Avenue
Carmel-by-the-Sea, CA 93923

Dear Ms. Wallace:

I have carefully read the evaluation of the house located on Camino Real, 2 SW of 7th Avenue in Carmel that was written on DPR forms by Meg Clovis in September 2024. The evaluation runs for eleven pages and includes photographs and numerous maps as illustrations. Ms. Clovis states that the Architectural Style of the building is “Other—w/Craftsman Influences.” Among the references she lists is “Carmel Context Statement,” which refers to the *Historic Context Statement, Carmel-by-the-Sea*, originally prepared for the City of Carmel in September 1994 and updated most recently by PAST Consultants in 2022.

The house is at best a mediocre example of the Craftsman style of architecture. Typical features of Carmel Craftsman houses include stucco or shingle siding, L- or U-shaped plans, and windows of various types, all of which are framed by extended lintels and sills, according to the Historic Context Statement. The house on Camino Real is clad with neither stucco nor shingle siding, but rather with board and batten. As a consequence, Ms. Clovis states that its style is Other—w/Craftsman Influences. She makes no attempt to define the style of what she calls “Other.”

According to Sections 17.32.040.D.3 and 4 of the Carmel Municipal Code, in order to qualify for the Carmel Inventory, the building should be “a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement” or “Display a rare style or type for which special consideration should be given.” The style of the house is not found anywhere in the Carmel *Historic Context Statement* and Ms. Clovis makes no attempt to designate it “a rare style or type of Construction.”

As such the house does not appear eligible for listing in the Carmel Historic Resources Inventory, and the City of Carmel should not place the property in the inventory.

Sincerely yours,



Anthony Kirk, Ph.D.

cc: TriciaBland
Susan Fox

