Coastal commission flip flops on Carmel demolition

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“Commission back in January — learned April 13 that he'll be able to go ahead with the project after all. Mrs. Mudd wrote. The memo declared that she and her husband, Dr. Seeley Mudd, who had lived at Glen Deven Ranch for 30 years, would donate the entire ranch to the Big Sur Land Trust. Mrs. Mudd died in late 1998. Her husband passed away in September 2000. Last week, their wish came true when the BSLT took title to the Mudds’ former home and

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Dr. Seeley and Virginia Mudd (above) planned for the Glen Deven ranch would be preserved for more than 20 years to ensure their 900-acre Big Sur ranch would be preserved after their deaths. Last week, the Big Sur Land Trust took title to the property, which has stunning views of the Big Sur coast (left) from Hurricane Point to Soberanes Point. See DEMOLITION page 23A

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A personal visit to the property by Coastal Commission District Director Tami Grove and planner Michael Watson convinced them to support the demolition and the design of a new, 1,599-square-foot replacement home. Carmel had also approved the demolition, but letters written by preservation activist End Sales convinced the coastal commission to delay final approval for many months.

“We were treated fairly by the city; the staff and mayor were great,” said Virkkunen. “But the Preservation Foundation forced me to hire experts to prove that their claims the house was historic and that removing it wouldn’t have much of an impact on Carmel’s community character.”

The coastal commission ultimately agreed. “Basically what we directed staff to do was to go back and see if it measures up to the Periwinkle standard and staff determined that it’s vast acreage. "This stunning property is exceptional not only for its historic and that removing it wouldn’t have much of an impact on Carmel’s community character. The coastal commission ultimately agreed. “Basically what we directed staff to do was to go back and see if it measures up to the Periwinkle standard and staff determined that it’s vast acreage. "This stunning property is exceptional not only for its

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