



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On May 6, 2024 the Department of Community Planning and Building made a preliminary determination that the property identified below does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources.

Assessor's Parcel Number: 010-232-026
Current Owner: Janet Keene
Block: LL, Lot: N ½ of lot 24
Street Location: N. Camino Real 6 SE of 2nd
Lot size: 4,000 sf
Original Date of Construction: 1972

The basis for this determination is:

- The property lacks sufficient age to be considered historic.
- ✓ The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- ✓ The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.
- There are other better examples of the builder's work in the city.

This preliminary determination will be circulated for a 10 calendar day public review period beginning on May 7, 2024, and ending at 5:00 P.M. on May 15, 2024. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of 5 years.

Katherine Wallace

Katherine Wallace, Associate Planner

HE24-109 (KEENE) Historic Evaluation

Date: 4/26/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-232-026

Current Owner: Janet Keene

937 Evelyn Ave.

Albany, CA. 94706

Block/Lot: Block LL, Lot N ½ of lot 24

Street Location: N. Camino Real 6 SE of 2nd

Lot size: 4000 sq. ft.

Date of Construction: 1972

1. **Land Use & Community Character Element, Subdivision Chronology Map:** 1900
2. **Is the property listed on the Carmel Inventory?** No
3. **Has the property been reviewed previously for historical significance?** No
4. **Is the property located within the Archaeological Overlay Zone?** Yes
5. **Is the property identified on the Sanborn Maps?** No
6. **Date of original building permit:** January 31, 1972 (BP# 72-20)
7. **Original and subsequent ownership:**
 - a) Lee & Janet Keene
The owners are not listed in Carmel's Historic Context Statement.
8. **Information on the original designer/builder:** The house was designed by James Gordon Heisinger (1928-2008), a designer who is listed in Carmel's Historic Context Statement. Mr. Heisinger graduated from Brigham Young University with degrees in history and art. He moved to Carmel after graduation and began his career designing homes.
9. **Alterations and changes to the residence/property:**
BP# 08-136R (7/22/2008): Reroof
10. **Conclusions:**
Heisinger's plans for the house, found in the building file, do not match what was constructed. Heisinger designed a two-story residence divided into three bays. Each bay had French doors on the lower level with arched windows and balconies on the upper level. The windows on the central bay were emphasized by a wider architrave. When constructed, the design was reduced to two bays, creating a symmetrical rather than asymmetrical design. In addition, the windows in the original multi-paned windows are now single paned, indicating that they were changed some time after construction (there

is no permit for window alterations in the building file). Although Heisinger is listed as an important designer in Carmel's Historic Context Statement, it appears that his original design was changed, and the current residence does not reflect his creative intentions. An intensive survey is not recommended.

11. Current Photographs of Building:

