



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On May 10, 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: 010-103-020
Current Owner: Jayne Moore
Block: 38, Lot: E ½ of lots 18, 20
Street Location: 4th Ave 2 NE of Torres St.
Lot size: 4,000 sf
Original Date of Construction: 1959

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 11, 2024, and ending at 5:00 P.M. on May 20, 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

HE24-111 (Moore) Historic Evaluation

Date: 4/30/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-103-020

Current Owner: Jayne Moore

4th Ave. 2 NE of Torres St.

Carmel, CA. 93921

Block/Lot: Block 38, Lot E ½ of lots 18 & 20

Street Location: 4th Ave. 2 NE of Torres St.

Lot size: 4000 sq. ft.

Date of Construction: 1959

1. **Land Use & Community Character Element, Subdivision Chronology Map:** 1888
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?** No
5. **Is the property identified on the Sanborn Maps?** No
6. **Date of original building permit:** November 9, 1959 (BP# 2969)
7. **Original and subsequent ownership:**
 - a) Grant S. Risdon
 - b) Albert S. Harris
 - c) Greg & Renata Fedran
 - d) Jayne Moore

None of the former owners are listed in Carmel's Historic Context Statement.

8. **Information on the original designer/builder:** The building permit indicates that the owner, Grant Risdon, acted as the contractor. No architect was associated with the design.
9. **Alterations and changes to the residence/property:**
 - a) BP# 00-129 (6/13/2000): Reroof
 - b) BP 16433 (10/18/2016): Fence repair

10. **Conclusions:**

The subject property does not represent any theme in the Context Statement, and it was not designed or constructed by an important architect, designer, or builder. No important event took

place in the residence, and it is not associated with an important person included in the Context Statement. An intensive survey is not recommended.

11. Current Photographs of Building:



View of the house.



View of the carport.