



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On May 15, 2024, the Department of Community Planning & 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: 010-269-007
Current Owner: Joseph Robert Levine TR ET AL
Block/Lot: U / W. ½ of 17 and 19
Street Location: 9th Avenue 2 NW Carmelo
Lot size: 4,000 SF
Date of Construction: 1950

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 is based on the Phase One Evaluation dated May 9, 2024, prepared by Margaret Clovis and attached to this Determination.

This Preliminary Determination will be circulated for a 10 calendar day public review period beginning on May 16, 2024, and ending at 5:00 P.M. on May 27, 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.

Marnie R. Waffle, AICP
Principal Planner

HE24-116 (LEVINE) Historic Evaluation

Date: 5/9/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-269-007

Current Owner: Levine, Joseph Robert TR. et al.

452 S. Sherbourne Dr.

Los Angeles, CA. 90048

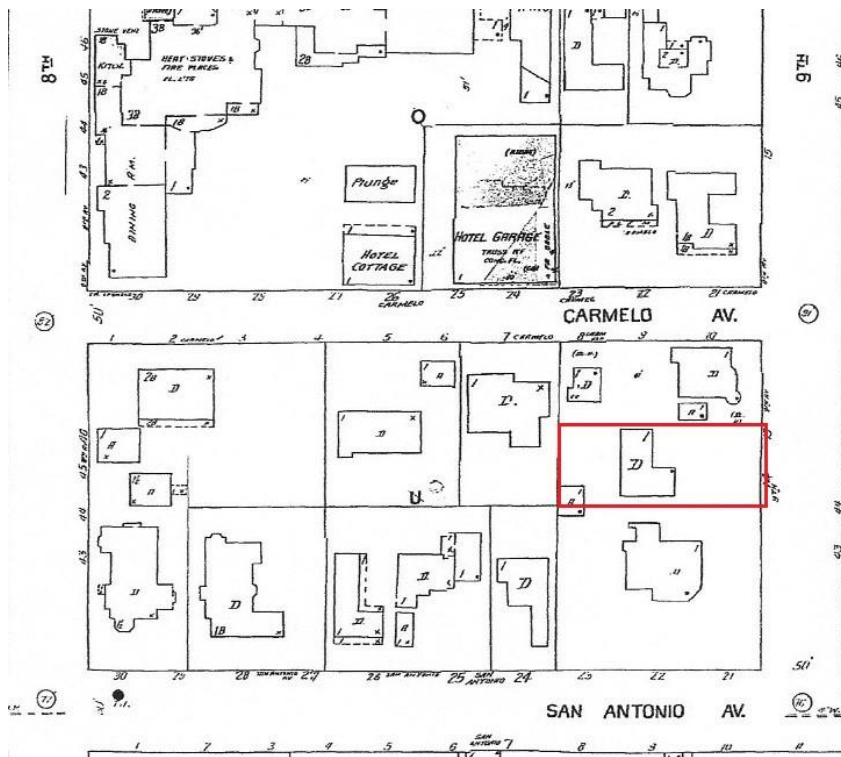
Block/Lot: Block U, Lot W1/2 of 17 & 19

Street Location: 9th Ave. 2 NW of Carmelo

Lot size: 4000 sq. ft.

Date of Construction: 1950

1. Land Use & Community Character Element, Subdivision Chronology Map: 1908
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? Yes



1962 Sanborn Map

6. Date of original building permit: September 20, 1950 (BP# 2060)

7. Original and subsequent ownership:

- a) Edward J. Jackemy
- b) Russell & Moira Quacchia
- c) Richard Lindberg

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

8. Information on the original designer/builder: The house was designed by Thaddeus James Flint, a contractor who worked for Monterey Peninsula Builders, who were the contractors for the project. Mr. Flint lived in Carmel Valley, and he is not listed in Carmel's Historic Context Statement.

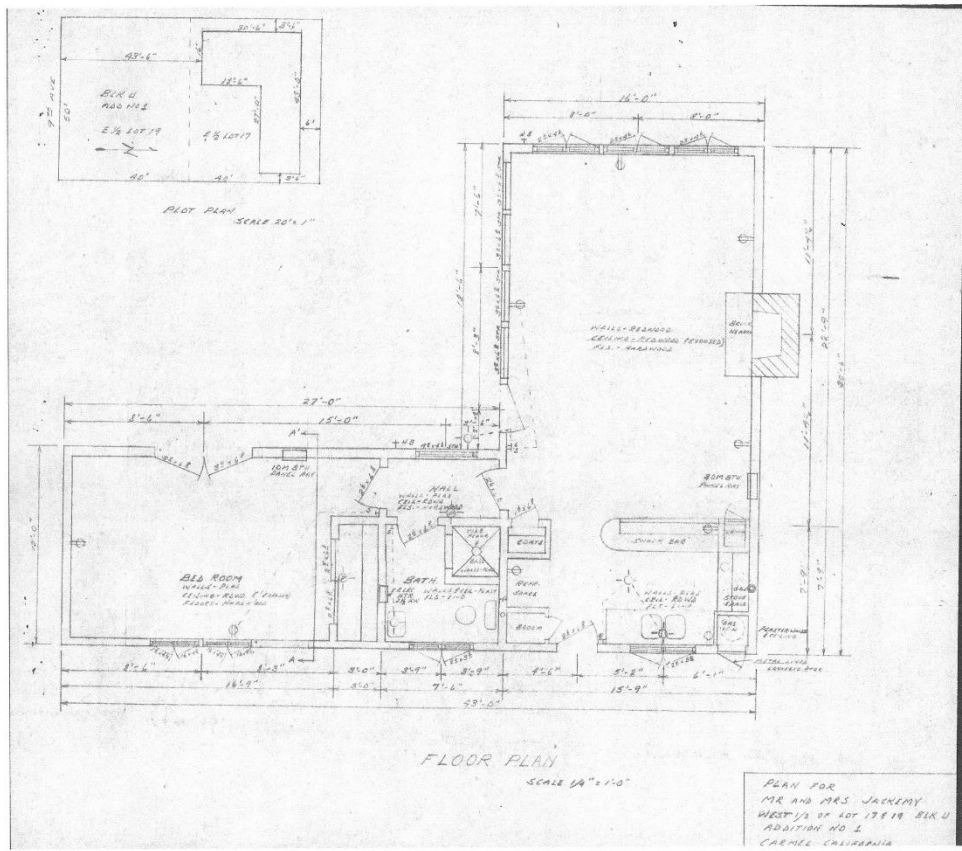
9. Alterations and changes to the residence/property:

- a) BP# 88-167 (7/25/1988): 224 sq. ft bedroom addition at former carport location.
- b) Observed changes include the addition of a second floor and the construction of a new carport. No permits in file.

10. Conclusions:

The house has had several additions including the addition of a second floor, the remodel of the original carport into a bedroom, and the construction of a new carport (see original plans). An intensive survey is not recommended.

11. Current Photographs of Building:



View of original floor plan.



View looking northeast.



View of carport.



View of front yard.