



# 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 a historic resource and is, therefore, ineligible for the Carmel Inventory of Historic Resources.

APN: 010-125-013

Current Owner: Lawrence Ramos and Marie Lourdes Oreo

Block: 29

Lots: 1, 3

Street Location: SWC of San Carlos St and 2nd Ave

Lot size: 4000 sq. ft.

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 determination is based on the initial assessment (preliminary review) dated May 10, 2024, prepared by Meg Clovis and attached to this Preliminary Determination.

This preliminary determination will be circulated for a 10-calendar day public review period beginning on Friday, May 10, 2024, and ending at 5:00 P.M. on Monday, 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 five (5) years.

*Alec Barton*

Alec Barton, AICP  
Contract Planner

## HE24-123 (Ramos-Oreo) Historic Evaluation

Date: 5/10/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-125-013

Current Owner: Lawrence Ramos & Marie Lourdes Oreo

SWC San Carlos St. & 2nd Ave.

Carmel, CA. 93921

Block/Lot: Block 29, Lots 1, 3, 5

Street Location: SWC San Carlos & 2nd

Lot size: 4000 sq. ft.

Date of Construction: 1972

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?** No
6. **Date of original building permit:** March 7, 1972 (BP# 72-52)
7. **Original and subsequent ownership:**
  - a) Dennis P. McBreen & Richard J. McBreen
  - b) Susan & Paul Hansen
  - c) Gregor & Patricia Baladjanian
  - d) Thalia Johns

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

8. **Information on the original designer/builder:** The house was designed and constructed by Dennis P. McBreen who lived and worked in San Mateo and then later in Washington state. McBreen was a general building contractor. He is not listed in Carmel's Historic Context Statement.
9. **Alterations and changes to the residence/property:**
  - a) BP# 78-98 (6/8/1978): Replace shower
  - b) BP# 86-199 (10/29/1986): Termite repair
  - c) BP# 87-27 (2/5/1987): Add 416 sq. ft. deck
  - d) BP# 92-203 (11/10/1992): Reroof
  - e) BP# 06-120R (7/3/2006): Legalize bedroom remodel & spiral stairs completed without permit

## 10. Conclusions:

The subject property is not associated with an important person, master designer/builder, or an important event. The subject property is not a good example of an architectural style recognized as significant in Carmel's Historic Context Statement. An intensive survey is not recommended.

## 11. Current Photographs of Building:



Looking southwest.



View of garage.



View of east elevation.



View of front door.