



## CARMEL-BY-THE-SEA

### PRELIMINARY DETERMINATION OF INELIGIBILITY

#### For the Carmel Historic Resources Inventory

On February 26, 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: 009-162-026

Current Owner: Dan & Kristen Tirreno

Block: 3B

Lot: 4

Street Location: SEC Perry Newberry and 5th Ave.

Lot size: 5950 sq. ft.

Date of Construction: 1947

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 February 24, 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 Monday, February 26, 2024 and ending at 5:00 P.M. on Thursday, March 7, 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

## HE24-050 (TIRRENO) Historic Evaluation

Date: 2/24/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 009-162-026

Current Owner: Dan & Kristen Tirreno

POB 6226

Carmel, CA. 93921

Block/Lot: Block 3B, Lot 4

Street Location: SEC Perry Newberry & 5th Ave.

Lot size: 5950 sq. ft.

Date of Construction: 1947

1. Land Use & Community Character Element, Subdivision Chronology Map: 1911
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: 4/15/1947 (BP# 831)
7. Original and subsequent ownership:
  - a) V.T Reynolds
  - b) J. B. Sawyer
  - c) George T. Conn
  - d) Gene Ricketts
  - e) Helen & Richard Sippel

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

8. Information on the original designer/builder: The builder was Clarence Whitaker, a Carmel Valley contractor. He is not included in Carmel's Historic Context Statement.
9. Alterations and changes to the residence/property:
  - a) BP# 4276 (4/1/1965): Build new tool shed
  - b) BP# 4616 (5/4/1967): Add new door from dining room to patio
  - c) BP# 72-102 (5/1//1972): Add 255 sq. ft. deck to south elevation
  - d) BP# 96-79 (4/15/1996): Add 575 sq. ft. second floor to house; major remodel
  - e) BP# 14-217R (12/16/2014): Reroof
  - f) BP# 190013 (2/28/2019): Add 8 sq. ft.; remove 2 windows

#### 10. Conclusions:

A second story was added to the house in 1996, which included a major remodel of the entire house. These changes have resulted in a loss of integrity for the subject property. A Phase One evaluation is not recommended.

#### 11. Current Photographs of Building:



View from Perry Newberry St.



View from 5<sup>th</sup> St.