



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On August 9, 2023, 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: 010-106-007

Current Owner: Peter & Betty Realmuto

Block: 13

Lot: 19 & 23

Street Location: Torres 1 NW of 2nd Ave

Lot size: 5500 sq. ft.

Date of Construction: 1930

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 August 9, 2023, prepared by Margaret Clovis and attached to this Preliminary Determination.

This preliminary determination will be circulated for a 10 calendar day public review period beginning on Thursday, August 10, 2023 and ending at 5:00 P.M. on Monday, August 21, 2023. 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.

Suray R. Nathan
Assistant Planner

HE23-241 (Realmuto) Historic Evaluation

Date: 8/9/2023

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-106-007

Current Owner: Peter & Betty Realmuto

POB 2952

Carmel, CA 93921

Block/Lot: Block 13, Lots 19 & 23

Street Location: Torres 1 NW of 2nd Ave.

Lot size: 5500 sq. ft.

Date of Construction: 1930

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: 8/29/1930 (BP# 2314)
7. Original and subsequent ownership:
 - a) Irene & Rowan Rapier
 - b) Emmett Blair
 - c) Robert Armstead
 - d) Dwight & Margaret Clark
 - e) Matthew & Helen Zuckerman
 - f) Dennis & Patricia Rowedder
 - g) Robert A. Griggs
 - h) Pearl & Royal Adams
 - i) Donald & Linda Damon
 - j) Sally K. Lees
 - k) Paul & Audrey Johnson

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

8. Information on the original designer/builder:

The subject property was designed and built by the owner, Rowen Rapier. Raper is not listed in Carmel's Historic Context Statement.

9. Alterations and changes to the residence/property:

- a) BP# 78-170 (10/4/1978): Add a second story
- b) BP# 97-239 (11/25/1997): Reroof
- c) BP# 06-151R (1/10/2006): Interior remodel, add new windows
- d) BP# 170338 (11/2/2017): Remove skylight & add 2 sun tunnels, veneer brick chimney, replace French doors with sliding glass door, interior remodel

10. Conclusions:

The subject property has been altered several times including the addition of a second story in 1978 and the installation of all new windows. A Phase One report is not recommended.

11. Current Photographs of Residence:



View from Torres Street