



**CARMEL-BY-THE-SEA**  
**PRELIMINARY DETERMINATION**  
**OF INELIGIBILITY**

**For the Carmel Historic Resources Inventory**

On June 27, 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: 010-145-012  
Current Owner: Esperanza Carmel Comercial, LLC  
Block/Lot(s): 91/10  
Street Location: Dolores 2 SE 7th  
Date of Construction: 1946 (per property file memo)

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.

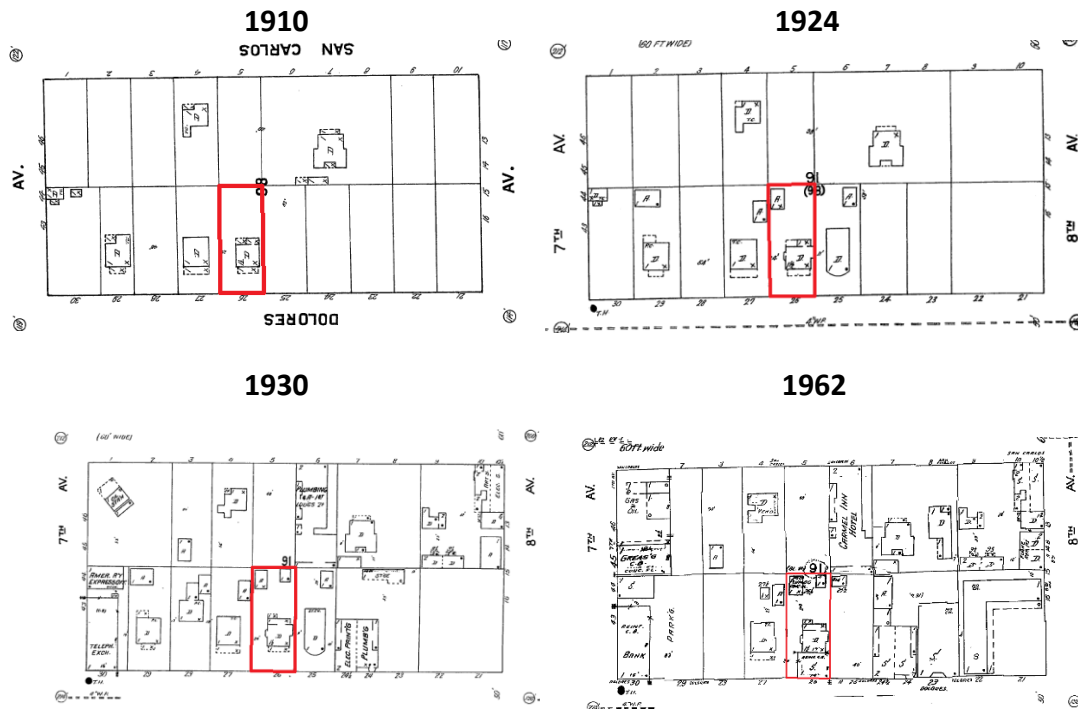
This preliminary determination will be circulated for a 10 calendar day public review period beginning on June 27, 2024, and ending at 5:00 p.m. on Monday, July 8, 2024. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of five (5) years.

  
Evan Kort, Associate Planner

HE 19-193 (Esperanza Carmel Commercial, LLC) Historic Evaluation – 2024 Re-Issuance

Date: 6/27/19 & 6/26/2024  
APN: 010-145-012  
Block: 91, Lot: 10  
Lot Size: 4,000 square feet  
Assessor: Year Built: 1972 (Assessor)  
Size: 3200 square feet (Assessor)

1. **Location:** Dolores 2 SE 7th
2. **Is it on the Inventory?** No
3. **Has it been reviewed previously?** Yes, it was determined the property was ineligible for the inventory on June 27, 2019.
4. **Sanborn Maps:** See “Alterations and Changes” section below for chronology of building changes.



5. **Land Use & Community Character Element, Subdivision Chronology Map:** 1902
6. **Date of construction:** 1972 per County Assessor.

- 7. Original building permit:** Original building permit and plans not on file, however, a detailed narrative of the property's history was located in the property file (see attached).
- 8. Building Character:** Non-descript architectural style.
- 9. Property History (Timeline of Alterations and changes):**  
1922 – Two-story single-family residence constructed on site (see 1924 Sanborn Map).  
1946 – Addition of a store and office building to the front of the residence (see 1962 Sanborn Map) – Appliance Store and Plumbing Business.  
1970 – New concrete block storage building located at the rear of the lot.  
1974 – Concrete block storage building converted into offices.  
1974 – Demolition permit issued for demolition of original two-story single-family residence.  
1974 – Permit issued for the addition of windows on the westerly elevation (unclear which of the two buildings).  
2009 – Conversion of second story office space to apartment unit.
- 10. Info on designer/builder:**  
Original Builder: Unknown  
Original Owner: Leonary Cosky – not listed in historic context statement

**11. Current Photographs of Structure:**



**Figure 1:** North-West Elevation. Structure constructed in 1946 and the store and office building addition noted above.



**Figure 2:** West Elevation. Concrete block building constructed in 1970.



**Figure 3:** East elevation. Rear of 1946 office and store building.



# City of Carmel-by-the-Sea

POST OFFICE BOX CC  
CARMEL, CALIFORNIA 93921

(408) 624-6835

PLANNING DEPARTMENT

ROBERT G. GRIGGS  
PLANNING DIRECTOR

January 14, 1975

TO: George Brehmer, City Attorney

FROM: Robert G. Griggs, Planning Director

SUBJECT: E/s Dolores between 7th & 8th  
Block 91, lot 10

Dear George:

Attached is the information you requested on Block 91, lot 10, E/s Dolores between 7th & 8th. This is the property owned by Brown and Wilsdon under the name of the Dolores Street Gang. You will also find the back up material from the files to substantiate some of the reasoning behind the analysis.

The Planning Commission has complained about this particular project on several occasions and we hope some type of action may be taken to rectify the situation.

Sincerely,



Robert G. Griggs  
Planning Director

RGG:ip  
enclosures



## HISTORY OF PROPERTY

Block 91, lot 10 - E/s Dolores bet. 7th & 8th  
Assessors Parcel 10-145-12 40 X 100 4,000 square feet

Property Owners: Dolores Street Gang (Brown/Wilsdon)

Building Department records indicate that a two story single family dwelling was constructed on this property in 1922. In 1923 and again in 1924 permits were taken out for \$100.00 each to do work on the residence. Building coverage for the site was 650 square feet until 1946. In 1946, Mr. Leonard Cosky obtained a building permit to add a store and office to the front of the residence. Upon completion of the structure, building coverage was now 1,340 square feet. Mr. Cosky operated an appliance store and the Carmel plumbing business from this location. He also owned the adjoining lot 8 on which he stored new and used materials within an old house, an accessory building and in the yard itself. In 1969 and 1970, Mr. Cosky was approached by the Building Department to clean up lot 8 due to its unsightly appearance. In 1970, Mr. Cosky submitted plans to the Design Review Board for a new storage building at the rear of lot 10. The building was proposed as a concrete block building with a sliding wooden door in the west portion of the building for access. No parking was required by the Municipal Code for storage buildings in 1970. The plans were approved and building permit #71-35 was issued for the construction of the two story storage building. Shortly after completion of the building on lot 10 all of the structures on lot 8 were demolished and lot 8 was sold to the adjoining property owners for a bank parking lot. Lot 10, after completion of the building had a total lot coverage of 2,940 square feet with a total floor area of 5,190 square feet 1974 Mr. Cosky sold the building to the present owners.

On May 22, 1974 the present owners were issued building permit #74-94 for conversion of the storage building into offices. Value for the permit is listed as \$15,000.00. On May 23, 1974 an additional permit was obtained for the demolition of the original residence building. Value on this permit is listed as \$1,000.00. On November 8, 1974 an additional permit was obtained (Building permit #74-180) to make openings for windows and doors in the westerly wall of the building and interior remodeling. Value of this permit was listed as \$15,000.00. On September 25, 1974 an application was made to the Board of Adjustments to use the existing store structure for a restaurant use. A conditional use permit was issued and building permit #74-188 allowed for the conversion of the building to restaurant use. The value of this permit was listed as \$1,100.00. Present coverage of the site is now 2,290 square feet with 3,890 square feet of commercial floor area.

### NON-CONFORMITIES AND CODE DEVIATIONS

This property was developed prior to changes in the Municipal Code and was considered non-conforming due to not meeting landscaping and parking requirements. The conversion of the storage building to offices, however, came under present requirements of the Municipal Code. Certain requirements have not been met placing the property in violation of the Municipal Code. The following are the deviations found in the development of this property:

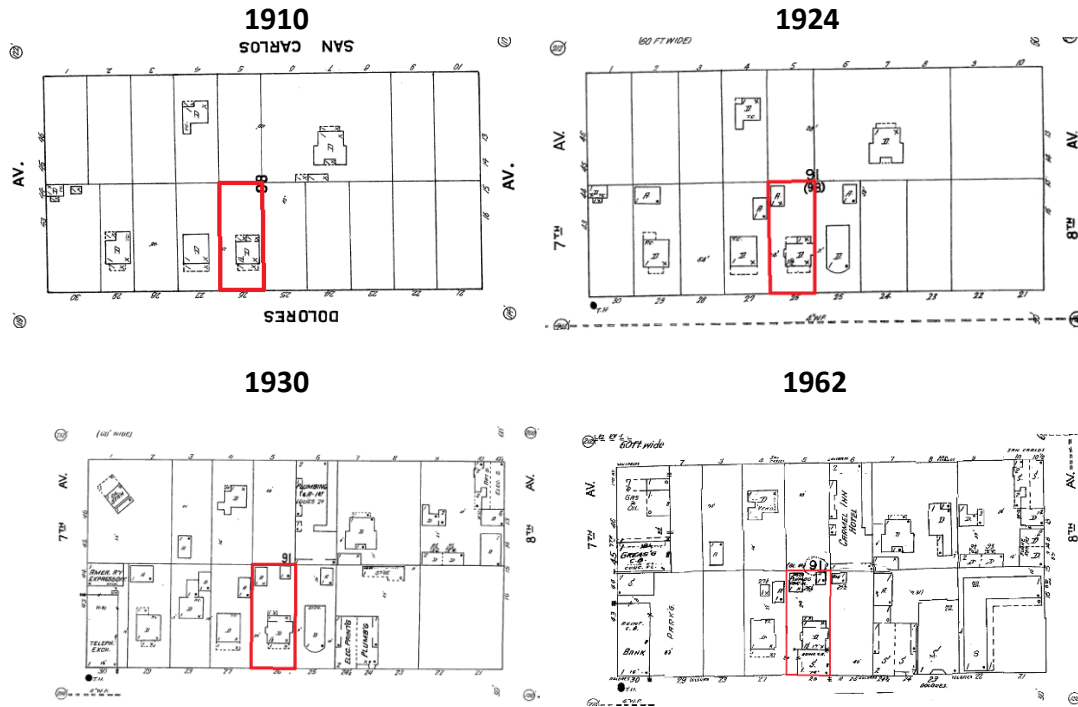
1322.6 - Design Review required on commercial buildings.

for this use indicate that only the front building was to be used for a restaurant. The building permit issued and the plans accompanying it indicate that portions of the rear building are also being used for restaurant use. One of the restrooms required is located in the rear building in the lower floor. This appears to be in violation of Section 1122.2 of the Municipal Code and possibly the use permit which indicates such restrooms to be within the premises to which the use permit is issued.

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