



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On Monday, May 18, 2020 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: 009-382-019
Current Owner: Kevin & Dyanne Howley
Block/Lot: 9/2
Street Location: 26185 Dolores Street
Lot size: ±5977.6 square feet (irregular lot)
Original Date of Construction: 1949 (Monterey County Assessor)

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 Monday, May 18, 2020, and ending at 5:00 P.M. on Thursday, May 28, 2020. 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

Marnie R. Waffle, AICP
Acting Community Planning & Building Director

HE 20-063 (Howley Trust) Historic Evaluation

Date: May 18, 2020
APN: 009-382-019
Block/Lot: 9/2
Lot Size: ±5977.6 square feet (irregular lot)
Date of Construction: 1949 (Monterey County Assessor)

1. **Location:** 26185 Dolores Street (1st Addition to Mission Tract)
2. **Land Use & Community Character Element, Subdivision Chronology Map:** 1967-1975
3. **Is the property listed on the Carmel Inventory?** No
4. **Has the property been reviewed previously for historical significance?** No
5. **Is the property located within the Archaeological Overlay Zone?** Yes
6. **Is the property identified on the Sandborn Maps?** No
7. **Date of original building permit:** Unknown/permit not on file
8. **Original and subsequent ownership:**
 - a) Original owner unknown.
 - b) 1952 Calkins (not mentioned in Context Statement)
 - c) 1961 Nell R. Applegate (not mentioned in Context Statement)
 - d) 1971 Amelia & Norman Davis (not mentioned in Context Statement)
 - e) 1993 Alvaniece Lewis Pantaleo (not mentioned in Context Statement)
 - f) 2002 Bruce & Michelle Moore (not mentioned in Context Statement)
9. **Information on the designer/builder:** Unknown/permits and plans not on file
10. **Alterations and changes to the residence/property:**
 - a) June 10, 1952: Plumbing Permit No. 5513, House (sewer) lateral (Calkins)
 - b) December 7, 1961: Plumbing Permit No. 7233, Sewer Connection and House Lateral (Applegate)
 - c) October 7, 1969: Plumbing & Gas Permit No. P-142, Replace 10' of house sewer (Applegate)
 - d) December 13, 1971: Residential Zoning and Building Records Report, ownership change from Applegate to Davis; existing two-story single family dwelling with 1-bedroom/bath and garage below; site survey required with any additions/alterations; changes governed by Monterey County Zoning Ordinance

- e) July 25, 1972: Building Permit No. 72-140 kitchen (move stove, garbage disposal, dishwasher) and bath (install w/m vanity, replace shower with tub) alteration and install garage door opener (Davis)
- f) November 12, 1974: Building Permit No. 74-199, Addition of pantry (single plan sheet on file); inspections performed on foundation forms, plumbing, rough electric, and lath/wall board interior; project not finalized, permit voided (Davis)
- g) July 12, 1993: Building Permit No. 93-119, interior remodel to kitchen and bath, partial floor plan on file (Pantaleo)
- h) July 30, 1993: Building Permit No. 93-132, reroof, no additional information on file (Pantaleo)
- i) December 6, 2002: Work Permit Application EN-2135, reconstruct residential asphalt driveway with concrete paving stone, (e) 25' width okay, 36" A/C apron required (Moore)
- j) June 22, 2011: Building Permit No. 11-112, replace glass wind screen in-kind, permit expired

11. Current Photographs of Residence:



Photo 1. Front Elevation



Photo 2. Front Elevation



Photo 3. Front Elevation Modification/Garage Conversion at Lower Level