



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

**For the Carmel Historic Resources Inventory**

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On November 20, 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.

APN: 010-034-003

Current Owner: Smith

Block: 65

Lot: 4 & 5

Street Location: Ocean 2 NW Guadalupe

Date Constructed: 1936

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 November 20, 2020, and ending at 5:00 p.m. on Monday, November 30, 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 five (5) years.



Evan Kort, Associate Planner

## HE 20-302 (Smith) Historic Evaluation

Date: November 20, 2020  
APN: 010-034-003  
Block: 65, Lot: s pt 4&5  
Lot Size: 4,500 square feet  
Assessor: Year Built: 1936 (per Building Permit); 1943 (per Assessor)  
Living Area: 1,922 square feet (per Assessor)

1. **Location:** Ocean 2 NW Guadalupe
2. **Is it on the Inventory?** No
3. **Has it been reviewed previously?** No
4. **Sanborn Maps:** Not within Sanborn Map area.
5. **Land Use & Community Character Element, Subdivision Chronology Map:** 1888
6. **Date of construction:** 1936 per building permit; 1943 per county assessor
7. **Original building permit:** Yes, original permit (BP #83) dated 1936 and associated planes on file.



**Figure 1.** Original front elevation

8. **Alterations and changes:**
  - 1983 (BP #83-134): Second Story Addition; First floor bathroom addition at front of residence.
  - 1987 (BP #87-223): Replace rear porch; add French door (to access porch).
9. **Info on original builder/owner:**
  - i) Owner/Builder: Jack Belvail; not listed in Historic Context Statement

**10. Current Photographs:**



**Figure 2. South (front) Elevation.**



**Figure 3. Partial West Elevation.**





**Figure 4.** North Elevation. Deck and French doors from BP #87-223.  
Second floor from BP #83-134.



**Figure 5. Partial East Elevation.**





**Figure 6.** South Elevation. Second floor and bathroom addition from BP #83-134 highlighted.