



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On April 5, 2021 the Department of Community Planning & 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: 010-084-018
Current Owner: Heddi Marie Bradley/TSN Junipero
Block/Lot: 88 / S1/2 lot 20, N1/2 Lot 22
Street Location: Junipero 6 NE of 8th Ave
Lot size: 4,000 square feet
Original Date of Construction: 1937

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 April 6, 2021 and ending at 5:00 P.M. on April 16, 2021. 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
Senior Planner

HE 21-076 (TSN Junipero) Historic Evaluation

Date: 3/26/21

Assessor's Parcel Number: 010-084-018

Current Owner: Heddi Marie Bradley

Block/Lot: Block 88, S1/2 lot 20, N1/2 Lot 22

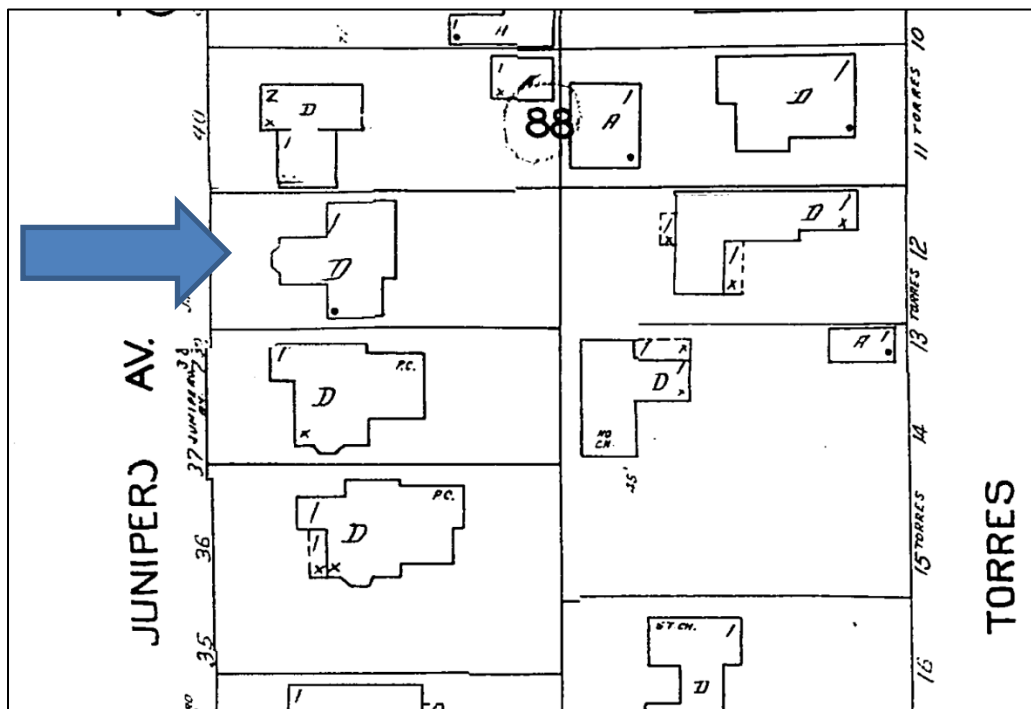
Street Location: Junipero 6 NE of 8th Avenue

Lot size: 4000 square feet (40x100)

Date of Construction: 1937

1. Land Use & Community Character Element, Subdivision Chronology Map: 1910
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? Yes

Block 88 first appears on the 1930 Sanborn Map. The 1930-1962 Sanborn map indicates that a single-family residence with attached garage had been built on the property.



6. Date of original building permit: May 6, 1937

7. Original and subsequent ownership:

None of the previous owners appear in the Carmel Context Statement.

- a) Marion E. Turner (first owner and builder)
- b) Alfred and Marilyn Holzer

8. Information on the original designer/builder:

The house was built by William A. Good who lived in Pacific Grove. He is not mentioned in the Carmel Context Statement and none of the buildings on the Carmel Historic Inventory represent his work.

9. Alterations and changes to the residence/property:

The property file contains the original building permit and plans. Permitted alterations include the following:

- 1. Permit #206(May 6, 1937): to build a 730 sq. ft. residence with attached garage
- 2. Permit #84-124: Addition to rear of garage for shop, deck addition, remodel garage into a den
- 3. Permit #97-198: Reroof

10. Current Photographs of Residence:



