



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On June 28, 2022, 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: 010-174-022

Current Owner: Kathleen & Daniel Levine

Block: 135

Lot: E parts of 21 & 23

Street Location: Lincoln 2 NW of 13th

Lot size: 4000 sq. ft.

Date of Construction: 1957

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 June 28, 2022, 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 Wednesday, June 29, 2022 and ending at 5:00 P.M. on Monday, July 11, 2022. 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. Mathan
Assistant Planner

HE 22-183 (LEVINE) Historic Evaluation

Date: 6/28/2022

Assessor's Parcel Number: 010-174-022

Current Owner: Kathleen & Daniel Levine

536 Seaward Rd.

Corona del Mar, CA. 92625

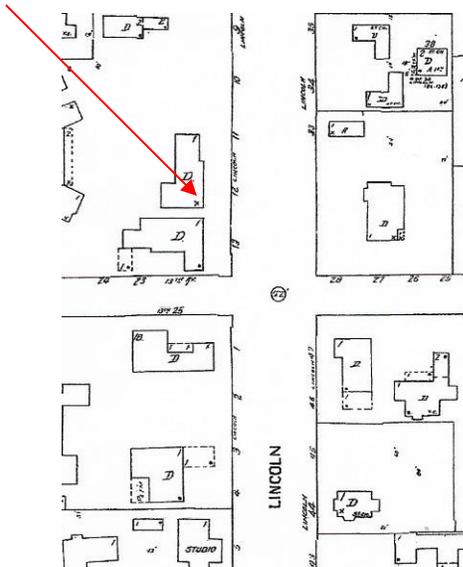
Block/Lot: Block 135; E parts of 21 & 23

Street Location: Lincoln 2 NW of 13th

Lot size: 4000 sq. ft.

Date of Construction: 1957

1. Land Use & Community Character Element, Subdivision Chronology Map: 1912
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? Yes
5. Is the property identified on the Sanborn Maps? Yes, 1962



6. Date of original building permit: 9/14/1957 (BP# 3087)
7. Original and subsequent ownership:
 - a) Aetna Carpenter
 - b) Raymond & Evelyn Bullock
 - c) Phyllis Ashworth
 - d) John & Mary Reimers
 - e) Anthony Gualtieri

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

8. Information on the original designer/builder:

Sidney Williams built the house. He was a Carmel Valley contractor, and he is not listed in Carmel's Historic Context Statement.

9. Alterations and changes to the residence/property:

- a) BP# 90-233 (12/6/1990): 262 sq. ft addition and unspecified remodel.

10. Conclusions:

The subject residence was constructed in 1957 by Sidney Williams, a Carmel Valley contractor who is not listed in Carmel's Historic Context Statement. None of the previous owners are listed in Carmel's Historic Context Statement and no important event took place at the property. The simple ranch style house does not exhibit enough stylistic elements to be considered a good example of its style, and therefore will not adequately illustrate its context. A Phase One report is not recommended.

11. Current Photographs of Residence:

