



# CARMEL-BY-THE-SEA

## PRELIMINARY DETERMINATION OF INELIGIBILITY

### For the Carmel Historic Resources Inventory

On August 24, 2023, 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: 010-055-009

Current Owner: Roahn Heldon & Joan Wynar, TR.

Block: 101, Lot: 1

Street Location: SW 8<sup>th</sup> and Mountain View

Lot size: 4,080sf

Original Date of Construction:

The basis for this determination is: 1958

- ☐ 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 August 25, 2023, and ending at 5:00 P.M. on September 3, 2023. 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.

*Katherine Wallace*

Katherine Wallace, Associate Planner

## HE23-246 (WYNAR) Historic Evaluation

Date: 8/22/23

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-055-009

Current Owner: Roahn Heldon & Joan Wynar, TR.

POB 7062

Carmel, CA. 93921

Block/Lot: Block 101, Lot 1

Street Location: SW 8<sup>th</sup> and Mountain View

Lot size: 4080 sq. ft.

Date of Construction: 1958

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, 1962



6. Date of original building permit: 8/19/1958 (BP# 3242)
7. Original and subsequent ownership:
  - a) Lyda Mae Francis
  - b) Charles & Mary Walton

c) Sol & Karin Wynar

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

**8. Information on the original designer/builder:**

The subject property was built by Personality Builders, a Monterey contractor. Personality Builders are not listed in Carmel's Historic Context Statement.

**9. Alterations and changes to the residence/property:**

a) BP# 71-159 (9/10/1971): 138 sq. ft. bedroom addition

**10. Conclusions:**

The property is not associated with important events, people, or architecture that is identified in Carmel's Historic Context Statement or that represents the historical/cultural evolution of Carmel. A Phase One evaluation is not recommended.

**11. Current Photographs of Residence:**



Front elevation





South and rear elevations