



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On September 25, 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: 010-253-003
Current Owner: Karen Riley & Steven Martello
Block: HH, Lot: 19
Street Location: Carmelo 4 SW of 4th Ave.
Lot size: 4,000sf
Original Date of Construction: 1923

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 September 26, 2023, and ending at 5:00 P.M. on October 5, 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

HE23-284 (Riley & Martello) Historic Evaluation

Date: 9/18/2023

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-253-003

Current Owner: Karen Riley & Steven Martello

25 Mirasol Ct.

Hillsborough, CA 94010

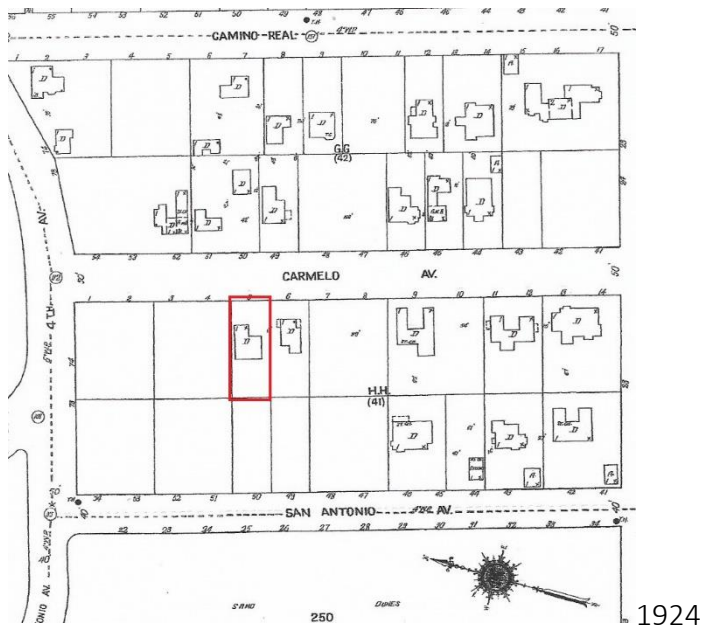
Block/Lot: Block HH, Lot 19

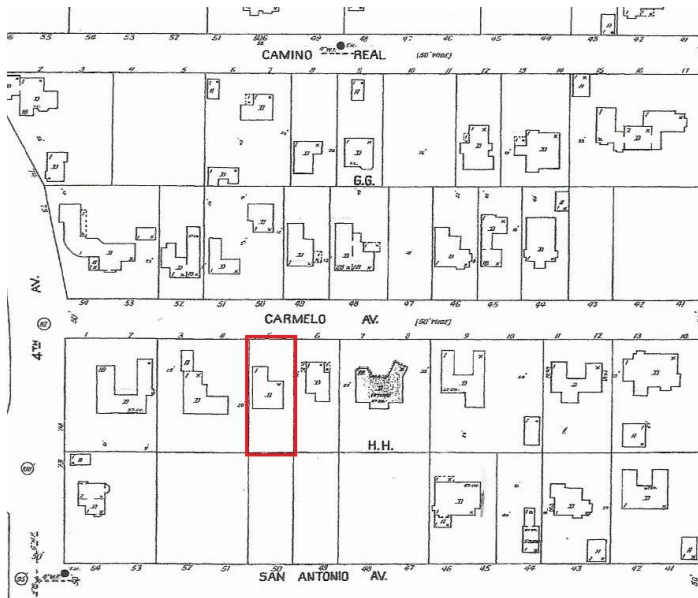
Street Location: Carmelo 4 SW of 4th Ave.

Lot size: 4000 sq. ft.

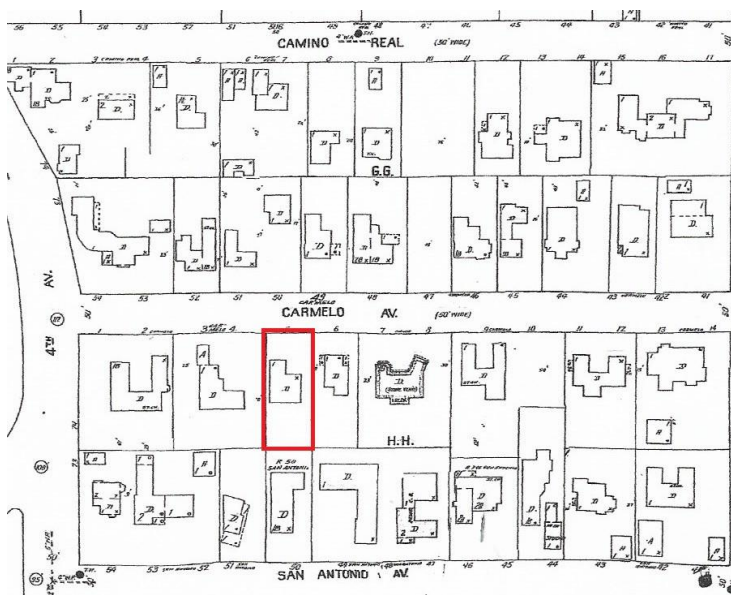
Date of Construction: 1923

1. Land Use & Community Character Element, Subdivision Chronology Map: 1900
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, 1924, 1930, 1962





1930



1962

6. Date of original building permit: November 1923 (BP# 701)

7. Original and subsequent ownership:

- a) Abbie Abbott
- b) Ann Bosworth
- c) Selby Greer
- d) Bill Humphrey
- e) Ed Johnson
- f) Peter Hitchcock

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

8. Information on the original designer/builder: The original designer/builder is unknown.

9. Alterations and changes to the residence/property:

- a) BP# (10/27/1954): Build 200 sq. ft. carport on front elevation
- b) BP# 2843 (1/12/1956): Alterations to bathroom
- c) BP# 2816 (10/28/1956): Cover board and batten exterior with stucco
- d) BP# 3745 (11/27/1961): Build 232 sq. ft. deck
- e) BP# 76-200 (11/5/1976): Replace Dutch doors and windows in living room with slider
- f) BP# 87-47 (3/11/1987): Add deck
- g) BP# 87-103 (6/8/1987): Add 697 sq. ft. second floor and remodel
- h) BP# 98-16 3/2/1998): Remodel second floor and change 3 exterior windows

10. Conclusions:

The house has substantially lost its integrity through extensive alterations and additions, including a second story. A Phase One evaluation is not recommended.

11. Current Photographs of Residence:



View from Carmelo.



View looking northwest.