



CARMEL-BY-THE-SEA
PRELIMINARY DETERMINATION
OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On June 18, 2024, 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: 010-145-007

Current Owner: Bill Hill

Block: 91

Lot: 17 & 19

Street Location: NWC San Carlos & 8th Ave.

Date Constructed: 1927-30

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 June 18, 2024, and ending at 5:00 p.m. on Monday, June 28, 2024. 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.

Jacob Olander, Assistant Planner

HE24-152 (HILL) Historic Evaluation

Date: 6/10/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-145-007

Current Owner: Bill Hill

24642 Cabrillo St.

Carmel, CA. 93923

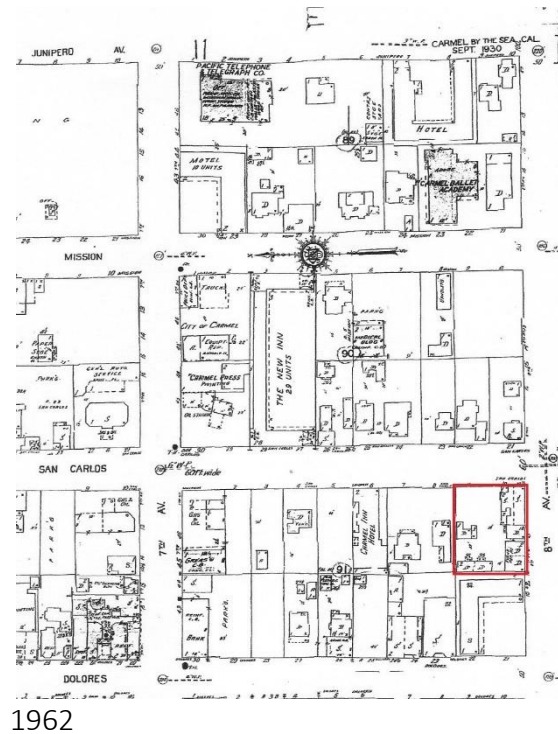
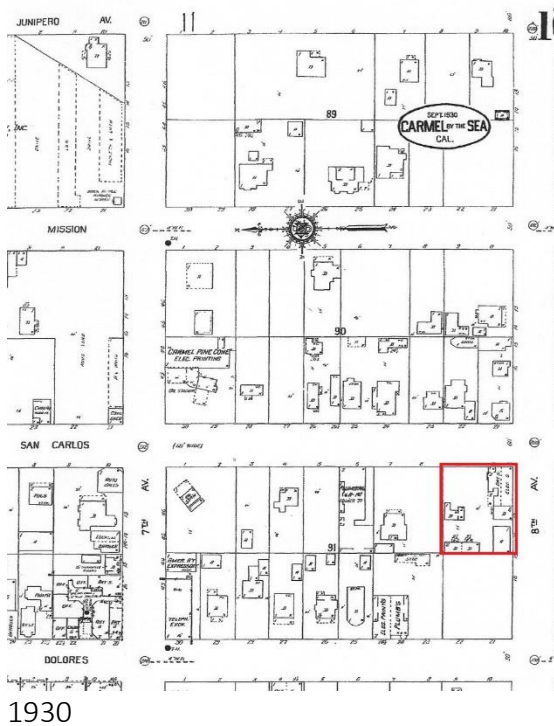
Block/Lot: Block 91, Lots 17 & 19

Street Location: NWC San Carlos & 8th Ave.

Lot size: 8000 sq. ft.

Date of Construction: 1927-1930

1. Land Use & Community Character Element, Subdivision Chronology Map: 1902
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, 1930 & 1962



6. Date of original building permit: August 28, 1927 (BP# 1924)

7. Original and subsequent ownership:

- a) W.H. P. & Christine Hill
- b) Paul K. Hill
- c) Bill & Danielle Hill

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

8. Information on the original designer/builder: W. H. P. Hill is listed as the contractor for the original building. Mr. Hill is not included in Carmel's Historic Context Statement as an important contractor.

9. Alterations and changes to the residence/property:

- a) BP# 1924 (8/28/1927): Build double garage.
- b) BP# 1815 (6/17/1927): Build bungalow
- c) BP# 2052 (9/15/1928): Build stucco residence.
- d) BP# 2096 (2/8/1929): Build shops & apartment (2-story frame & stucco building).
- e) BP# 2259 (4/10/1930): Addition to building (2-story frame & stucco building).
- f) BP# 2445 (10/20/1931): Work not described.
- g) Fire in 1939. Property damaged by fire & rebuilt -no permit in file.
- h) BP# 1575 (April 1948): New fronts, doors & windows on existing structures.
- i) BP# 1649 (September 1948): Remodel 1st & 2nd floors.
- j) BP# 3060 (7/2/1957): Reframe apartment & add new windows.
- k) BP# 72-25 (2/4/1972): Alteration to interior of residence.
- l) BP# 73-175 (11/19/1973): Repair foundation.
- m) BP# 78-152 (8/29/1978): Repair & rebuild retaining wall.
- n) BP# 79-55 (3/28/1979): Re-sheet rock ceiling.
- o) BP# 80-205 (12/30/1980): Interior alteration.
- p) BP# 81-91 (5/8/1981): Interior remodel.
- q) BP# 82-125 (8/10/1982): Repair exterior stairway.
- r) BP# 84-73 (4/20/1984): Add interior partition & door.
- s) BP# 84-119 (8/28/1984): Replace masonry stairs.
- t) BP# 86-141 (7/8/1986): Kitchen remodel.
- u) BP# 87-137 (7/17/1987): Reroof.
- v) BP# 88-289 (12/16/1988): Repair foundation.
- w) BP# 89-34 (2/22/1989): Reroof.
- x) BP# 89-245 (11/27/1989): Repair wall.
- y) BP# 95-56 (4/18/1995): Reroof.
- z) BP# 00-122 (5/31/2000): Structural repairs.
- aa) BP# 00-227 (11/14/2000): Structural repairs.
- bb) BP# 02-174 (10/7/2002): Remodel apartment unit.
- cc) BP# 04-168 (9/1/2004): Rehab apartment unit.
- dd) BP# 05-157R (6/22/2005): Repair/replace structural wall.
- ee) BP# 09-91R (6/2/2009): Demo cripple walls.
- ff) BP# 09-122C (7/22/2009): Interior remodel.
- gg) BP# 12-116R (7/6/2012): Demo bathroom.
- hh) BP# 12-128R (7/25/2012): Bath remodel.
- ii) BP# 12-216 (12/5/2012): Reroof.

jj) BP# 16-0338 (10/28/2016): Excavation for waterproofing inspection.

kk) BP# 190433 (8/2/2019): Remove old stucco from 1 wall & apply new stucco.

10. Conclusions:

Several changes have been made to the subject property since its construction in the 1920s. These include a rebuild after a fire in 1939, and several alterations to the storefronts, windows, and doors over time. Due to these changes, the Hills Corner complex has lost its integrity. An intensive survey is not recommended.

11. Current Photographs of Building:



View of courtyard apartment building, west lot line.



View of Hills Corners complex looking northwest.



View of courtyard buildings looking southwest.



View of courtyard looking south.



Hills Corners Courtyard.



Hills Corners looking southwest.



Hills Corners looking west.



Hills Corners residence (1928).



Shed behind residence.



South elevation looking northeast.



South elevation looking north.



Stairs to 8th Avenue from courtyard.