



**CARMEL-BY-THE-SEA**  
**PRELIMINARY DETERMINATION**  
**OF INELIGIBILITY**

**For the Carmel Historic Resources Inventory**

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On June 28, 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.

Assessors Parcel Number: 010-015-017  
Current Owner: Heinz & Camille Brinks  
Block: 21  
Lot: 14  
Street Location: Carpenter 4 NE of 3rd

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 28, 2024 and ending at 5:00 P.M. on July, 8, 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 5 years.

Jacob Olander, Assistant Planner

## HE24-176 (BRINKS) Historic Evaluation

Date: 6/26/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-015-017

Current Owner: Heinz & Camille Brinks

65 Revere Park

Nashville, TN. 37205

Block/Lot: Block 21, Lot 14

Street Location: Carpenter 4 NE of 3rd Ave.

Lot size: 4000 sq. ft.

Date of Construction: 1923

1. **Land Use & Community Character Element, Subdivision Chronology Map:** 1888
2. **Is the property listed on the Carmel Inventory?** No
3. **Has the property been reviewed previously for historical significance?** Yes  
On December 14, 2009, the Department of Planning and Building determined that "the property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes."
4. **Is the property located within the Archaeological Overlay Zone?** No
5. **Is the property identified on the Sanborn Maps?** No
6. **Date of original building permit:** June 1923 (BP# 605)
7. **Original and subsequent ownership:**
  - a) Grace Gautt
  - b) Rose E. Luis
  - c) Peter & Alice Pasetta
  - d) Alfred Oliverio
  - e) Barbara & Ben Ryburn
  - f) Gloria Parks
  - g) Jack & Marilyn Kelly

None of the former owners are listed in Carmel's Historic Context Statement.
8. **Information on the original designer/builder:**

The original building permit is not in the file; therefore, the original designer/builder is unknown.
9. **Alterations and changes to the residence/property:**
  - a) BP# 952A (4/1925): Unspecified addition.
  - b) BP# 2013 (5/24/1928): Unspecified addition.

- c) BP# 73-82 (6/1/1973): Build new entry deck & overhang.
- d) BP# 83-175 (11/7/1983): Install full concrete perimeter foundation.
- e) BP# 84-85 (5/25/1984): Install driveway & parking space.
- f) BP# 87-125 (6/25/1987): Add 432 sq. ft. on front elevation including 2 bedrooms, a bathroom, and new deck.
- g) BP# 97-193 (9/23/1997): Reroof
- h) BP# 10-70R (5/4/2010): Remodel and add 347 sq. ft. kitchen & utility room, 64 sq. ft. bedroom, 56 sq. ft. bathroom and new 303 sq. ft. garage.
- i) BP# 180516 (11/6/2018): solar installation.

#### 10. Conclusions:

The residence underwent major remodels in 1987 and in 2010 which substantially enlarged the residence and changed the front elevation. An intensive evaluation is not recommended.

#### 11. Current Photographs of Building:



View of front addition looking north.





View of front deck.



View of garage from Carpenter.





Looking east from Carpenter.