



# CARMEL-BY-THE-SEA

## PRELIMINARY DETERMINATION OF INELIGIBILITY

### For the Carmel Historic Resources Inventory

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On September 10, 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.

Assessor's Parcel Number: 010-029-005  
Current Owner: Margaret Thorburn  
Block: 39, Lot: 9  
Street Location: Santa Rita 5 SW of 3rd Ave  
Lot size: 4,000sf  
Original Date of Construction: 1933

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 11, 2024, and ending at 5:00 P.M. on September 20, 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.

*Katherine Wallace*

Katherine Wallace, Associate Planner

## HE24-269 (Thorburn) Historic Evaluation

Date: 9/9/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-029-005

Current Owner: Margaret Thorburn

2024 Montecito Ave.

Santa Rosa, CA. 95404

Block/Lot: Block 39, Lot 9

Street Location: Santa Rita 5 SW of 3rd Ave.

Lot size: sq. ft. 4000 sq. ft.

Date of Construction: 1933

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?** No
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:**  
BP# 2562 (May 1933)
7. **Original and subsequent ownership:**
  - a) William G. Willson
  - b) Henry Roy JonesNone of the former owners are listed in Carmel's Historic Context Statement.
8. **Information on the original designer/builder:**

William G. Willson, a local carpenter, was the owner/builder of the subject property. Mr. Willson arrived in Carmel in 1924. He served as the Secretary for the Carpenters Union Monterey Local. He built his house on Santa Rita in 1933 and over the years added several additions. He also had chickens on his property and was an avid gardener. Mr. Willson is not included as a significant individual in Carmel's Historic Context Statement (Carmel Pine Cone 10/4/1935, 6/18/1943, Obit. 2/18/1949).
9. **Alterations and changes to the residence/property:**
  - a) BP# 11 (9/4/1935): Add 420 sq. ft. porch to front elevation.
  - b) BP# 663 (August 1940): Enclose porch on front elevation.
  - c) BP# 1798 (6/6/1949): Unspecified addition.
  - d) BP# 1926 (2/17/1950): Add carport.
  - e) BP# 80-47 (3/31/1980): Install hot tub.

**10. Conclusions:**

The subject property has no association with important events, people or architecture that are identified in the Historic Context Statement. Several additions over the years have altered the residence to such an extent that there is no evidence left of the original structure. An intensive survey is not recommended.

**11. Current Photographs of Building:**



Front elevation.



View of north elevation.



View of rear elevation.



View of front door.