



CARMEL-BY-THE-SEA
PRELIMINARY DETERMINATION
OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On October 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: 010-092-001
Current Owner: Dominique Dyas
Block: 60
Lot: 1
Street Location: SW Corner 5th Avenue & Santa Fe Street

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 October 28, 2024 and ending at 5:00 P.M. on November 7, 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

HE24-313 (DYAS) Historic Evaluation

Date: 10/26/2024

Prepared by: Meg Clovis

Assessor's Parcel Number: 010-092-001

Current Owner: Dominique Dyas

POB 2649

Carmel, CA. 93921

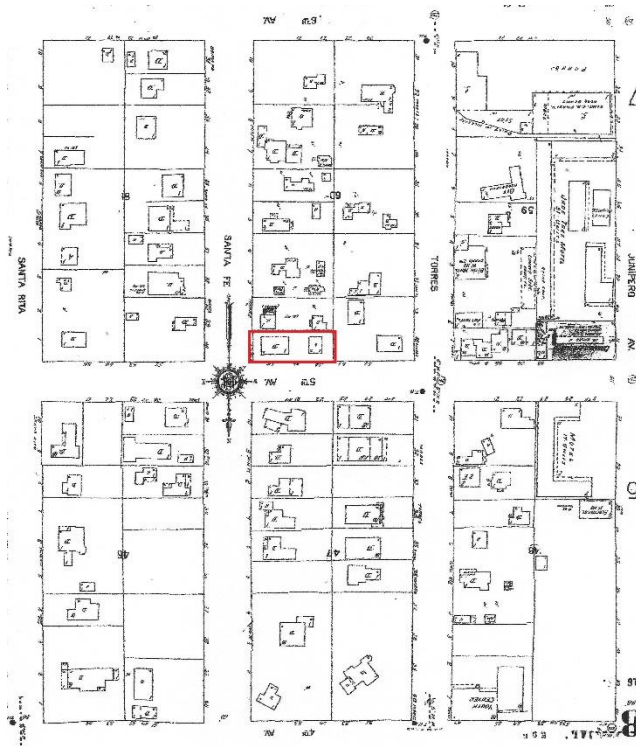
Block/Lot: Block 60, Lot 1

Location: SWC Santa Fe & 5th Ave.

Lot size: 4000 sq. ft.

Date of Construction: 1948

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? Yes, 1962



6. Date of original building permit: 7/1948 (BP# 1640)

7. Original and subsequent ownership:

- a) Laura R. Chester
- b) George & Winifred Thompson
- c) Gordon & Lois Louveau
- d) George Louveau

The former owners are not listed in Carmel's Historic Context Statement.

8. Information on the original designer/builder:

The residence was designed and built by Mercury Homes by Braswell, a Los Angeles Company. The Model was Hayward #D-242, No. A 24.

9. Alterations and changes to the property:

- a) BP# 3815 (6/12/1962): Add a new window and door in the garage; build new steps on rear elevation.
- b) BP# 81-100 (5/19/1981): Repair termite damage.
- c) BP# 88-129 (6/1/1988): Enclose front porch.
- d) BP# 99-49 (3/12/1999): Build a new porch in front of enclosed porch.
- e) BP# 01-136 (7/17/2001): Reroof
- f) DS17-353 (10/2/2017): Installation of new fencing.
- g) Note: New windows were recently installed.

10. Conclusions:

The Chester House was designed and built by a contractor from Los Angeles, and it does not relate to themes or property types in Carmel's Historic Context Statement. The property is not associated with important events, people or architecture that are identified in the Context Statement. The enclosure of the original front porch and later construction of another front porch has caused a loss of integrity. Based on this evidence an intensive survey is not recommended.

11. Current Photographs of Building (next page):



View of front elevation from 5th Ave.



View of west elevation.



View of east elevation from Santa Fe St.



View of garage from 5th Ave.